

Planning Policy & Built Heritage Working Party



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Friday, 2 October 2020

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held remotely via Zoom on **Monday, 12 October 2020 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 Democratic Services no later than 5pm on the Thursday before the meeting and provide a copy of the question or statement. An email invitation will be sent to you. Statements should not exceed three minutes. Email: democraticservices@north-norfolk.gov.uk

The meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/training purposes.

Emma Denny
Democratic Services Manager

To: Mr A Brown, Mrs P Grove-Jones, Mr T Adams, Mr D Baker, Mr N Dixon, Mr P Fisher, Ms V Gay, Mr P Heinrich, Mr J Punchard and Dr C Stockton

Substitutes: Mrs A Fitch-Tillett, Mrs W Fredericks, Mr 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

2. PUBLIC QUESTIONS

3. MINUTES

(Pages 1 - 8)

To approve as a correct record the Minutes of a meeting of the Working Party held on 14 September 2020.

4. ITEMS OF URGENT BUSINESS

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

5. DECLARATIONS OF INTEREST

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.

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

7. LOCAL PLAN DRAFT POLICIES SD11: COASTAL EROSION, SD12: COASTAL ADAPTATION AND ENV3: HERITAGE & UNDEVELOPED COAST

(Pages 9 - 48)

Summary:

This report considers the representations made at Regulation 18 stage of plan preparation and seeks to agree the final versions of Policy SD 11: Coastal Erosion, Policy SD 12: Coastal Adaptation and Policy ENV 3: Heritage & Undeveloped Coast.

Recommendations:

1. It is recommended that members endorse the revised Policies SD11, SD12 and ENV3 recommending to cabinet and delegating responsibility for drafting such an approach, including that of finalising the associated policies to the Planning Manager.

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email:	

Caroline Dodden, Senior Planning Officer, 01263 516310
Caroline.dodden@north-norfolk.gov.uk

Iain Withington, Planning Policy Team Leader, 01263 516034
Iain.Withington@north-norfolk.gov.uk

8. PROGRESS ON NORTH WALSHAM WESTERN EXTENSION

A verbal update will be given.

9. GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2020 (Pages 49 - 660)

Summary: This report seeks approval for the draft Baconsthorpe, Glandford, Hempstead, Holt and Letheringsett Conservation Area Appraisals and Management Plans to be taken forward to public consultation in line with national policy and best practice.

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

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

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

11. 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.”

12. **TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA**
13. **ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE**

PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 14 September 2020 at the remotely via Zoom at 10.00 am

Committee Mr A Brown (Chairman) Mrs P Grove-Jones (Vice-Chairman)
Members Present: Mr D Baker Mr N Dixon
Mr P Fisher Ms V Gay
Mr P Heinrich Dr C Stockton

Members also attending: Mrs A Fitch-Tillett (substitute for Mr J Punchard)

Observers:

Mr H Blathwayt
Mrs S Bütikofer
Mrs W Fredericks
Mr R Kershaw
Mr J Rest
Miss L Shires
Mrs L Withington

Officers in Attendance: Head of Planning, Planning Policy Manager, Housing Strategy & Delivery Manager and Democratic Services & Governance Officer (Regulatory)

25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Adams and J Punchard. One substitute Member attended as shown above.

26 PUBLIC QUESTIONS

None.

27 MINUTES

The Minutes of a meeting of the Working Party held on 17 August 2020 were approved as a correct record.

28 ITEMS OF URGENT BUSINESS

None.

29 DECLARATIONS OF INTEREST

None.

30 UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)

None.

31 LOCAL PLAN DRAFT POLICY HOU2 - HOUSING MIX, TYPES, AND TENURES

The Planning Policy Manager updated the Working Party on the current stage of draft Local Plan preparation and outlined the next stages.

The Planning Policy Manager explained that the housing mix was intended to deliver the type of housing that was required.

The Planning Policy Manager stated that it was not proposed to include a policy relating to second homes as it could only be applied to a small number of new properties and there was no legal mechanism to apply a restriction on existing dwellings. In the areas which were most affected by second home ownership, a significant proportion of new homes would be affordable dwellings which could not become second homes.

Councillor D Baker considered that one of the ways to counteract second home ownership was to build more affordable dwellings, and asked the Planning Policy Manager how he considered the changes in the planning regime would help to deliver more affordable homes. He also asked if it was possible to apply a Council Tax levy on second homes in order to maintain services during the winter months in the areas most affected.

The Planning Policy Manager explained that Council Tax lay outside the Local Plan, which was concerned only with land use matters. The Local Plan was only one of the powers the Council had at its disposal to deal with the second homes issue. Local authorities had tried to lobby the Government for many years to introduce controls over existing housing stock, such as a change of use requirement to use a dwelling as a second home. Without such controls, 95% of the housing stock remained available for second homes. Some Cornish authorities had also lobbied the Government for a higher Council Tax rate on second homes to be used exclusively for infrastructure.

Councillor Mrs S Bütikofer was not convinced that affordable housing would solve the problem of second homes along the coast, given the demographic of the area and the number of people who wanted to retire there. Affordable homes were often not delivered along the coastal area. She considered that any additional Council Tax money raised from homes which remained empty for most of the year would be given to the County Council and would not come back to this Council to fund affordable housing.

The Chairman stated that in affordable housing zone 2, house prices were 87% above the national average, which demonstrated how affordability was impacted by second homes. The Council was trying to promote local homes for local need and he considered that in responding to the White Paper, the Council should make a request for zoned planning control so that second homes that were not used for 270 days of the year would become a specific use category and purchasers would be required to seek permission to use a dwelling for that purpose. However, it would require national legislation and could be done through the Local Plan.

The Planning Policy Manager explained that the Local Plan was the wrong vehicle to try to control second homes as any policy was likely to be ineffective unless there was a change in planning policy guidance that brought 95% of dwellings under planning control.

The Head of Planning informed the Committee that change of use for affordable

homes had been considered previously and dismissed as it would be difficult to enforce. He considered that this would also be the case for second homes.

Councillor N Dixon considered that, given the number of representations that had expressed an aspiration to address the second homes problem, the recommendation should state that a second homes policy was not being included in the Local Plan as there were no effective legal measures to control them.

The Chairman stated that all policies submitted for examination had to be viable and work in practice. He considered that the way forward on this issue was to lobby the Government through the Council's response to the White Paper. He asked if any changes that ensued could be brought forward as a supplementary planning document.

The Planning Policy Manager explained that once adopted, the Local Plan could be reviewed at any stage but it would take some time to change policies as they would need to be subject to consultation.

Councillor C Stockton supported Councillor Dixon's suggestion. He stated that there was an expectation that the Council should address the problem of second homes but the public needed to understand that the Council was hamstrung by a lack of legislation and not the lack of a desire to do something about it.

The Planning Policy Manager presented an amended policy HOU2 with revisions that had been added since the publication of the agenda. He explained the amendments in detail and how they linked to the representations that had been received under the Regulation 18 consultation.

The Planning Policy Manager stated that the evidence in North Norfolk demonstrated that the most helpful affordable housing models were in the rented sector, rather than low cost home ownership models. Local incomes were low in relation to house prices and low cost home ownership models were still too expensive for most people on the housing register in the District. The Government was keen to see more low cost home ownership being provided and national guidance specified that at least 25% of affordable housing should be of this type; however, this was not supported by evidence in North Norfolk and the policy had been drafted to require that no more than 25% low cost ownership should be provided.

Councillor Mrs P Grove-Jones referred to a low cost starter home development in her Ward where the dwellings were no longer low cost as no restriction had been imposed to prevent them being sold on at market value. She had read that some Government ministers were moving towards the idea of properties being built by local authorities or housing associations and rented to people who could not afford to buy. She was concerned that local people could not afford to buy properties and considered that a 15% affordable requirement in Zone 1 was too low.

The Planning Policy Manager explained that low cost would be defined having regard to local income levels rather than local house prices. Local authorities would be able to seek discounts of up to 50%; previously the maximum discount had been 30%, which was not affordable to 90% of people on the housing register. A significant discount would be sought in low income areas to enable people on the lower quartile of incomes to apply for a mortgage. Price and occupancy controls would be applied in perpetuity so those dwellings could not become market dwellings in the future. The 15% requirement had been derived from the viability

assessment. There would be additional policy requirements which added to development costs but did not necessarily increase value, which meant that the previous affordable housing target of 45% was not achievable.

Councillor P Heinrich stated that there was a high demand for affordable housing in North Walsham, particularly in the rented sector, and he had concerns that 15% affordable housing would be insufficient to meet the local need. He referred to developments in the town that had not proceeded as the developers considered that they were not profitable.

Councillor D Baker stated that the Government had recently announced an affordable homes programme in which one of the proposals was a new shared ownership model that would reduce the initial ownership stake to 10%.

The Housing Strategy and Delivery Manager stated that most affordable housing had been delivered as a result of Section 106 obligations as part of the mainstream market developments which did not attract public subsidy. The Government's new proposal for shared ownership with a 10% starting point, smaller steps to staircasing and the repair obligation passing to the landlord appeared to be a better shared ownership product. Half of the funding in the Government's affordable housing programme was being promoted towards low cost home ownership, which was favoured by the Government but was not necessarily an affordable product for people in housing need in North Norfolk. First Homes, which allowed for a 50% discount, was an emerging policy proposal from Government which could overtake shared ownership. Rented housing remained the preferred option for North Norfolk, although it was necessary to be mindful of the Government's preference and funding proposals.

Councillor Mrs W Fredericks considered that a couple on a minimum wage would be unable to afford to purchase a low cost shared ownership property and it was important to word the policy carefully in respect of social rented accommodation. She asked if there would be a caveat to prevent low cost properties being purchased as second homes.

The Planning Policy Manager explained that the policy acknowledged that low cost home ownership models were likely to be helpful to few people in North Norfolk, and the emphasis should remain on social and affordable rented products which were more likely to be helpful to people genuinely in need. However, it was necessary to concentrate on land use planning in the policy, and issues such as the split between the various affordable products would be informed by the Housing Strategy.

Councillor Mrs A Fitch-Tillett asked if any shared ownership dwellings had been taken up in North Norfolk.

The Housing Strategy and Delivery Manager responded that there had been some success with shared ownership properties in the District, although there had been difficulties particularly on sites where there was a local connection requirement. Take-up was not helped by the reluctance of mortgage companies to offer mortgages on them or the uncompetitive rates for shared ownership mortgages. Shared ownership products were relatively unknown in North Norfolk and more could be done to promote them.

Councillor Mrs L Withington reiterated the importance of considering the needs of communities. Community engagement in her Ward had indicated that people wanted rented accommodation and not shared ownership. It was difficult to

generate enough rented properties given the percentages and small number of developments, and it was necessary to strengthen the policy as much as possible.

Councillor N Dixon welcomed the definition of affordability being linked to local incomes, but questioned if the Council was being creative enough in terms of policy in promoting and resourcing affordable homes, using its own resources to recycle funding and working with public, private and charitable housing trusts to influence the availability of affordable housing. He requested that the policy should be sufficiently agile to take advantage of opportunities as they arose.

The Head of Planning referred to a recent success in the delivery of 65 affordable housing across five sites through working innovatively with Broadland Housing. The scheme had been nominated for a regional award by the RTPI.

The Planning Policy Manager summarised the recommendation; to not include a second homes restriction subject to the qualification that there were no effective legislative controls; to put forward the HOU2 policy approaches as amended; and to modify the supporting text in accordance with the schedule of representations.

It was proposed by Councillor P Heinrich, seconded by Councillor Mrs P Grove-Jones and

RECOMMENDED unanimously

1. That the revised Policy approaches be approved:

Policy HOU 2

Housing Mix

Unless the proposal is for a Rural Exceptions Scheme, Gypsy and Traveller accommodation, or specialist⁽⁶⁵⁾ residential accommodation all new housing developments, including those for the conversion of existing buildings, shall provide for a mix of house sizes and tenures in accordance with the following:

Size of Scheme (Dwellings)	% Affordable Homes Required		Required Market Housing Mix	Required Affordable Housing Mix ⁽¹⁾	Number of Serviced Self-Build Plots ⁽²⁾	Specialist Elderly / Care Provision ¹
	Affordable Zone 1*	Affordable Zone 2*				
0-5 dwellings or sites smaller than x hectares.	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement
6 ² -25 or sites larger than x hectares	At least 15% on site provision. Option of financial contribution	At least 35% on site provision. Option of financial contribution	Not less than 50% two or three bedroom properties in a mix comprising approx. X% two	Not more than 25% of the affordable homes as Low Cost Home Ownership ³	No requirement	No requirement

¹ Policy to include a specific definition of specialist elderly care following receipt of elderly persons study to include those types of use where significant on site care is provided but exclude retirement dwellings.

² Sites of 10-25 dwellings in areas not within a Designated Rural Area (add Map)

³ Low Cost Home Ownership to be provided at a price which allows those on lower quartile household incomes to purchase. Includes Starter Homes, First Homes, Shared Ownership, Shared Equity and Rent Plus models.

	on schemes of 6-10 dwellings	on schemes of 6-10 dwellings	bed and three bed	Y% remainder Rented ⁴ .		
26-150 or sites larger than x hectares	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties in a mix comprising approx. X% two bed and Y% three bed	Not more than 25% of the affordable homes as Low Cost Home Ownership remainder Rented	At least one plot or 2% of total number of units, whichever is greater	No requirement
151-300 (plus each additional 150 dwellings). or sites larger than x hectares	At least 15% on site provision	At least 35% on site provision	Not less than 50% two or three bedroom properties in a mix comprising approx. X% two bed and Y% three bed	Not more than 25% of the affordable homes as Low Cost Home Ownership remainder Rented	At least one plot or 2% of total number of units, whichever is greater	Minimum 80 bed spaces and further 40 bed spaces for each additional 150 dwellings thereafter

1. Size and tenure split determined on case by case basis in accordance with local needs evidence
2. A plot of land of agreed dimensions which is serviced and made available for self-build housing on terms to be agreed with the LPA for a period of not less than two years from the date of its availability.

* See Figure 6 'Affordable Housing Zones'.

2. That the Local Plan does not include a policy in relation to second home occupation because there are no effective legislative controls to support such a policy.
3. That modifications to the supporting text be made in accordance with the schedule of representations.

32 PLANNING REFORMS GOVERNMENT CONSULTATION

The Planning Policy Manager reported that the Government's White Paper consultation on planning reforms had set out its desire to deliver 300,000 – 330,000 new dwellings per year, which would increase the number of dwellings to be delivered in North Norfolk to 730 per year. The Government had also indicated that there would be a further review to consider possible mitigation for constrained authorities, such as North Norfolk, but as this had not been published alongside the White Paper there was no indication as to whether or not the target would be reduced. The draft Local Plan could possibly deliver 550-560 dwellings per year, but it was 3000 dwellings short of the Government's new target. The Planning Policy Manager considered that the higher number would not be deliverable without seriously risking the environment, with developments that were not supported by appropriate infrastructure.

The Government had accepted that those authorities with plans that were sufficiently advanced could rely on the existing methodology for a period of time. If the draft Plan could be submitted for examination within a year, it was possible that the transitional arrangements would apply. However, the Plan would be subject to review once it was through the examination process. Failure to submit within the timescale would oblige the Council to deliver the higher number which would mean starting the plan again and considering a different distribution strategy.

⁴ Rented includes Social Rent, Affordable rent and Intermediate Rented products subject to affordability criteria

Councillor D Baker stated that there was a great deal of concern at the uplift in shire counties. He considered that the metric that had been used was incorrect and would take back the concerns in his capacity as MP. He considered that the overall aims and objectives were right, but considered that the majority of building should take place in metropolitan areas where a higher density could be achieved.

Councillor Mrs S Bütikofer stated that she was reassured by Councillor Baker's position. There was a great deal of concern over the White Paper, and although there was agreement that planning needed to change and improve, it was important that districts such as North Norfolk should not be disadvantaged.

The Chairman expressed concern at the effect of the new methodology and was not convinced that the new build targets were justified as there was no information as to how the figure had been calculated and why it had not been broken down into a regional basis. He asked if the new methodology would be mandatory or could be challenged.

The Planning Policy Manager stated that the Government would like to move towards a mandatory target and ensure that homes were delivered, but even if it became mandated in legislation there was scope for legal challenge on the basis of lack of evidence to support it. He supported the view that there was a need to address housing delivery, but there had to be a sensible balance. He considered that it was unlikely that there would be the capacity or market demand to deliver 730 dwellings per year in North Norfolk.

The Head of Planning stated that there was a great deal more to the White Paper than housing numbers. He outlined some of the changes that were proposed to the planning system. He stated that the last major revision was in 1990. There was a need for change and there were some good ideas in the White Paper. A Member workshop would be held later in the month which would allow more in depth consideration of the White Paper's proposals and recommended responses to it.

Councillor N Dixon considered that focus should be on deliverability. He considered that there was insufficient capacity or skills to build at the required rate. If infrastructure was not in place it would not be possible to meet the required specifications, and there was a lack of matching employment opportunities alongside the new development. For those reasons, he considered that the White Paper was not the way forward for North Norfolk and that this authority should state its case clearly. He was concerned that developers would build where it was profitable to do so and not in the strategic locations where housing was required.

The Chairman considered that a national policy would not deliver a viable plan in North Norfolk. He considered that there was a need to resist several of the proposals in the White Paper that would have a perverse outcome for the District and needed careful debate and response.

Councillor S Bütikofer stated that she was most concerned that there was good Member engagement in the response, and requested that it should take place in a timely manner.

The meeting ended at 12.10 pm.

Chairman

Local Plan Draft Policies SD11: Coastal Erosion, SD12: Coastal Adaptation and ENV3: Heritage & Undeveloped Coast

Summary: This report considers the representations made at Regulation 18 stage of plan preparation and seeks to agree the final versions of Policy SD 11: Coastal Erosion, Policy SD 12: Coastal Adaptation and Policy ENV 3: Heritage & Undeveloped Coast.

Recommendations: **1. It is recommended that members endorse the revised Policies SD11, SD12 and ENV3 recommending to cabinet and delegating responsibility for drafting such an approach, including that of finalising the associated policies to the Planning Manager.**

Cabinet Member(s)	Ward(s) affected
All Members	All Wards
Contact Officer, telephone number and email: Caroline Dodden, Senior Planning Officer, 01263 516310 Caroline.dodden@north-norfolk.gov.uk Iain Withington, Planning Policy Team Leader, 01263 516034 Iain.Withington@north-norfolk.gov.uk	

1. Introduction

1.1 The emerging North Norfolk Local Plan has been subject to public consultation at regulation 18 stage during May and June 2019. This report is one of a number of reports that seeks to finalise the draft Local Plan policy approach in relation to consideration of the consultation responses and the finalisation of the supporting evidence. At the end of the process a revised Draft Local Plan incorporating justified modifications will be produced for the authority in order to consult at Regulation 19 Draft Plan publication stage ahead of subsequent submission for examination. At such a stage the Plan will be subject to consideration by an independent inspector against a number of legal tests and soundness tests to determine if it is legally compliant, justified, effective, and has been positively prepared. A binding report will be produced, which will determine if the Draft Plan is sound, with or without further modifications, following which the Plan can be formally adopted by the Council.

1.1 The North Norfolk coast has been shaped by coastal processes for thousands of years and will continue to change. Cliffs and beaches along the coastline are subject to coastal processes which can cause cliff failure and retreat. In more recent years people have tried to control this erosion with sea defences.

This has benefits but in some locations it is not currently considered sustainable. Sea level rise and increased storm events resulting from climate change will put greater pressure on sea defences and the coast.

- 1.2 As such, it is important that the emerging Local Plan takes a pro-active role in helping reduce the risk from coastal change through appropriate land use policies and by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.
- 1.3 **The purpose** of this report, is following a review of regulation 18 consultation feedback to seek Members endorsement of the final suit of policies that address coastal land use matters for future Plan making ahead of Regulation 19 consultation and then submission of the Plan.

2. Background and Update

- 2.1 The purpose of Policy SD11 is to reduce the risk from coastal change by managing the types of development that would be supported in potential risk areas.
- 2.2 Policy SD12 interlinks with Policy SD11 in order to make provision for development and infrastructure that needs to be relocated from the Coastal Change Management Area (CCMA), which are set out in the Shoreline Management Plans (SMP's) and covers the areas likely to be affected by physical changes to the coast over the next 100 years.
- 2.3 In addition, Policy ENV 3 links to Policy SD12, in protecting the appearance and character of the Heritage and Undeveloped Coast, whilst permitting rollback development, in accordance with Policy SD12. The Heritage and Undeveloped Coast designations are designed to minimise the wider impact of general development, additional transport and light pollution within the distinctive coastal area. Collectively the suit of policies seek to support sustainable growth and take a proactive approach in order to mitigate and adapt to climate change taking into account the land use implications from coastal change.
- 2.4 The extent of the CCMA is informed by the two adopted SMP's, which cover the North Norfolk Coast. These are SMP5, from Hunstanton to Kelling Hard and SMP6, Kelling Hard to Lowestoft Ness. The SMP's set out coastal policy up to the period 2105 and identify areas at risk from coastal erosion likely to occur to that date, including properties and community facilities at risk. The SMPs are likely to be updated during the lifetime of the Draft Local Plan, but until that time, they provide the best available information in terms of the short, medium and long term risk areas of the coast.
- 2.5 As Members may recall from the August Built Heritage and Planning Policy Working Party, an initial consultation document was reported, for information, regarding the production of a joint Coastal Adaptation Supplementary Planning Document (SPD) by a partnership of East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, The Broads Authority, and the shared Coastal Partnership East team. The purpose of the SPD is to provide guidance on aligned policy approaches along the coast and to take a whole coast approach, which follows on from the Statement of Common Ground on Coastal Zone Planning agreed between the partnership authorities in September 2018. In doing so, the SPD will ensure planning

guidance is up to date, aid the interpretation and delivery of planning policy for developers, landowners, and development management teams and provide case study examples of coastal adaptation best practice. In turn, the SPD will ensure that coastal communities continue to prosper and adapt to coastal change through a whole coast approach.

- 2.6 As a brief update, Members are informed that the initial consultation for the Coastal Adaptation SPD commenced on 4th September 2020 and will close on 16th October 2020. The next stage of the process will be to jointly review the consultation comments received and collaboratively commence with the first draft of the SPD. This draft will be reported to Members of this Working Party.
- 2.7 Since the Regulation 18 consultation the Environment Agency (EA) has published the National Flood and Coastal Erosion Risk Management (FCERM) Strategy for England in July 2020. It has 3 long-term ambitions, underpinned by evidence about future risk and investment needs. These aims relate to bolstering resilience to flooding and coastal change, making the right investment and planning decisions to secure sustainable growth and environmental improvements and lastly, ensuring local people understand their risk to flooding and coastal change in order that they can adapt and respond to it.
- 2.8 The strategic objectives contained within the EA document include that between now and 2030, all new development will contribute to making places resilient to flooding and coastal change and that risk management authorities will encourage environmental net gain in all new development to support resilience to flooding and coastal change.

3. Feedback from Regulation 18 consultation

- 3.1 All of the Regulation 18 consultation feedback has been published in the Schedule of Responses, previously reported to Members. For information, the feedback for the three draft policies is contained within Appendix 1 to this report and summarised below. Overall, the number of responses to the policies was limited, however, the respondents did raise some key issues. The comments are summarised below for each draft policy:

Policy SD 11: Coastal Erosion

- 3.2 Individuals: Two objections and one general comment were received. Mainly commenting that villages and towns on the coast should be protected from the risk of coastal erosion and flooding in order to maintain existing communities, encourage tourism and protect agricultural land and wildlife and that new homes should not be built in areas at risk of coastal erosion.
- 3.3 Parish and Town Councils: no comments were received.
- 3.4 Statutory Bodies and Organisations: One objection on behalf of a Company that operates a caravan park within the CCMA, whose main concerns are that the policy would be overly restrictive and limit opportunities for the staged 'roll back' or possible relocation of existing tourist related businesses within the CCMA. Stating that the relocation from the most vulnerable areas of the CCMA to the less vulnerable areas in the CCMA would be more feasible,

viable and deliverable than a complete move outside of the CCMA. They comment about the difficulties of a finding alternative sites and that most attractive sites are likely to be within the AONB/Undeveloped Coast where other restrictive policies would apply.

In addition, two general comments and one response in support were received. Natural England commented that the Plan should consider the marine environment and apply an Integrated Coastal Zone Management approach. Where Marine Plans are in place, Local Plans should also take these into account. The RSPB commented that any assessments regarding coastal change must consider wider issues, such as, changes to sediment inputs offshore, especially with a changing climate and weather patterns. The Norfolk Coast Partnership requested that geology be mentioned in the policy and that there is a need to involve the Norfolk Geodiversity Partnership in applications and projects.

Policy SD 12: Coastal Adaptation

- 3.5 Individuals: One response supports the policy but suggests that coastal adaptation should be for local occupiers and shouldn't allow second home owners to relocate.
- 3.6 Parish and Town Councils: One general comment from Sheringham Town Council concerned that if holiday homes and second homes are not included in the rollback, it could lead to increased pressure on an already stretched housing supply. One objection was received from Bacton and Edingthorpe Parish Council, concerned that the relocation of cliff-top caravan parks to sites within the undeveloped coast could be harmful to the landscape and that the provision for the safeguarding of the landscape is essential within the policies. Such development could encroach into the local countryside and conflict with Policy SD4 (Development in the Countryside). The Parish Council comments that the designation of Bacton as a Small Growth Village could potentially limit the future availability of suitable sites for relocation of facilities threatened by coastal erosion.
- 3.7 Statutory Bodies and Organisations: One objection on behalf of a Company that operates a caravan park within the CCMA, whose main concerns are that the Policy is too restrictive in that it would only allow for the relocation of proposals from the CCMA that would be affected by coastal erosion in the next 20 years, from date of proposal, which may not be the most economically viable or feasible approach for certain uses. It is suggested that this time limit requirement should be deleted, or extended. They comment that the Policy includes additional onerous requirements that will need to be met in order for a 'roll back' proposal to be supported and that the wording should refer to 'no net detrimental impact' and that the Policy's requirements should be balanced with the viability of relocation.
- 3.8 Two general comments and one of support were received. Natural England welcomes the policy, commenting that shoreline adaptation should be considered on a strategic scale where possible. The Norfolk Coast Partnership supports the policy, in not being detrimental to the landscape. The Environment Agency have some concerns that the policy is impracticable and unfeasible for a number of commercial and business uses. Commenting that some Local Authorities (LA) are considering offering 2 for 1 property rollback opportunities to try to offset the high cost of relocation and encourage

uptake of rollback opportunities. They also recommend inclusion of 'or, that the relocated dwelling should be in a location which exhibits a similar or improved level of sustainability', or similar, as relocation close to an existing community is often difficult for various reasons. Therefore, extending this principle elsewhere within the district, if local land is unavailable or purchase not feasible, should encourage rollback and early adaptation for the benefit of the wider areas.

Policy ENV 3: Heritage & Undeveloped Coast

- 3.9 Individuals: Three responses in support and one objecting were received for the draft policy. Overall, the policy was considered to be a much-needed policy for North Norfolk, as protection should be given to important areas of wildlife habitat and biodiversity. The comments requested that the Undeveloped Coast on Proposals Map needing to be updated to exclude existing settlements and further consideration of the policy wording.
- 3.10 Parish and Town Councils: One response from Bacton & Edington Parish Council strongly supporting the draft policy and referring to the area's links to the nearby Norfolk Coast AONB and to the Bacton Gas Terminal.
- 3.11 Statutory Bodies and Organisations: Two general comments and two supportive responses, broadly supporting the policy, but one respondent commented that the approach was unduly restrictive given the overlap with the AONB, which is a national statutory designation reinforced by Local Plan policy that provides an adequate safeguard.

4. National Policy

4.1 The revised National Planning Policy Framework (NPPF) was published in February 2019, which is supplemented by the Planning Practice Guidance (PPG), an online resource providing guidance on the NPPF's implementation. The NPPF requires that full account be taken of flood risk and coastal change. This policy framework and guidance provide the overarching policy approach, which is summarised below:

4.2 Relevant NPPF paragraphs:

- 149. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
- 166. In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.
- **167. Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the**

impacts of physical changes to the coast. They should identify as a CCMA any area likely to be affected by physical changes to the coast, and:

a) be clear as to what development will be appropriate in such areas and in what circumstances; and

b) make provision for development and infrastructure that needs to be relocated away from CCMA's.

- 168. Development in a CCMA will be appropriate only where it is demonstrated that:
 - a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;
 - b) the character of the coast including designations is not compromised;
 - c) the development provides wider sustainability benefits; and
 - d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.
- 169. Local planning authorities should limit the planned lifetime of development in a CCMA through temporary permission and restoration conditions, where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

4.3 Relevant national Planning Practice Guidance, PPG paragraph 073:

- Essential infrastructure may be permitted in a CCMA, provided there are clear plans to manage the impacts of coastal change on it, and it will not have an adverse impact on rates of coastal change elsewhere.
- Ministry of Defence installations that require a coastal location can be permitted within a coastal change management area, provided there are clear plans to manage the impacts of coastal change. Where the installation will have a material impact on coastal processes, this must be managed to minimise adverse impacts on other parts of the coast.
- For other development the following criteria can be used as a basis for decisions on what may be appropriate:
 - Within the short-term risk areas (ie 20-year time horizon) only a limited range of types of development directly linked to the coastal strip, such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping – all with time-limited planning permissions;
 - Within the medium (20 to 50-year) and long-term (up to 100-year) risk areas, a wider range of time-limited development, such as hotels, shops, office or leisure activities requiring a coastal location and providing substantial economic and social benefits to the community, may be appropriate. Other significant development, such as key community infrastructure, is unlikely to be appropriate unless it has to be sited within the coastal change management area to provide the intended benefit to the wider community and there are clear, costed plans to manage the impact of coastal change on it and the service it provides;
- Permanent new residential development will not be appropriate within a CCMA.

4.4 The East Inshore and East Offshore Marine Plans 2014 cover the marine area from Flamborough Head in Yorkshire to Felixstowe in Suffolk. The plans

set out a strategy and suite of policies to manage activities in the marine area over the period to 2034. The plans come up to the high water mark so there is a small overlap with the terrestrial planning system. Paragraph 254 looks at integration with the terrestrial planning system. Integrated Coastal Zone Management is recommended as a format for integrating with terrestrial planning. It is recognised in this paragraph that decisions in the marine area and on land can have an effect over a considerable distance.

5. **Conclusions for Policy SD 11: Coastal Erosion**

- 5.1 In response to the consultation comments set out in Section 3, firstly, it should be highlighted that it is the SMP's that set out, at a strategic level, how the coastline is managed. The policy for coastal defence is contained in the SMP's and the funding for the development and maintenance of defence structures comes from Central Government. North Norfolk DC is the 'Coast Protection Authority' for this area, with the power to undertake coast protection works and to determine third party applications for such works. North Norfolk DC also has a broader responsibility for ensuring that the interests of the public and of our coastal communities is safeguarded in the face of coastal change. Secondly, it should be noted that Policy SD11 is similar to the existing Core Strategy Policy EN11.
- 5.2 It is considered that the comprehensive approach consulted on at the Regulation 18 stage provides a flexible approach to development within the CCMA when responding to coastal change, particularly given the critical need to respond to climate change. Policy SD 11, as set out in Appendix 2, allows for the provision of essential and time limited coastal development within the CCMA, where it is demonstrated through a Coastal Erosion Vulnerability Assessment (CEVA), as required by the NPPF, that a proposal would not result in an increased risk to life or property and which is consistent with the relevant SMP. The details required in a CEVA will be proportionate to the degree of risk and the scale, nature and location of the development. Going forward, it is intended to include detailed guidance and potentially templates for different levels of CEVA as part of the joint Coastal Adaptation SPD.
- 5.3 The policy has also been produced having regard to the Statement of Common Ground on Coastal Zone Planning between the Borough Council of King's Lynn & West Norfolk, North Norfolk District Council, Great Yarmouth Borough Council, East Suffolk Council and the Broads Authority, the area covered by Coastal Partnership East (with the exception of Kings Lynn and West Norfolk). The Statement of Common Ground includes a set of agreements which include alignment of planning policies for the coast. Policy SD11 is consistent with the approaches set out in adopted and emerging Local Plans across the Norfolk and Suffolk Coast and of ensuring policies for managing the coast are 'strategic'.
- 5.3 In line with national policy and guidance, no new permanent dwellings would be permitted within the CCMA. This would include the potential conversion of buildings to permanent dwellings. A footnote has been added to the Policy to confirm that this would not exclude changes of use afforded as permitted development rights within the Town and Country (General Permitted Development) (England) Order 2015 (as amended). However, such prior approval proposals would still be required to meet the criteria set out within the Order, which include flood risk.

- 5.3 Reference to groundwater is proposed to be included in the part of the policy relating to any proposals that are likely to cause increases in coastal erosion that would not be permitted. This is included as development may adversely affect cliff stability by virtue of the effects on groundwater.
- 5.4 It is concluded that no major alterations to the draft policy are proposed, but that some minor amendments, to either omit or include wording to reflect the current terminology, be incorporated in the next iteration of Policy SD11, which is set out in Appendix 2. This also includes additional clarification, in line with NPPF paragraph 168, to ensure that development does not hinder the creation and maintenance of any coastal infrastructure, including coastal paths and roads.

6. **Conclusions for Policy SD 12: Coastal Adaptation**

- 6.1 The comprehensive policy approach for Policy SD12 resulted in the consultation feedback set out in Section 3 above. The key issues largely relate to the specific details of the rollback being too restrictive. Some of the respondents comment that the requirements of the draft policy would make relocation unviable and undeliverable, for a number of reasons.
- 6.2 It is noted that there has been a lack of significant take up of in terms of the current Core Strategy Policy EN12, which could be as a result of the lack of funding and resources by current owners of properties at risk of erosion. Alternatively, it could be that once the tranche of immediately at risk properties have been removed, there were few properties at imminent risk and so no urgency for owners to utilise the policy. The overarching aim of the draft policy is to achieve the well planned roll-back of affected communities and businesses, in order that relocation can preferably be permitted on sites well-related to the settlement from which they are moving (to retain the cohesiveness of the community), but the policy would also allow for the eventuality of a wider search for sites adjacent to Selected Settlements (as defined in Policy SD3). Going forward, the efficacy of the draft policy would be to add value to the at-risk properties, for example, by not requiring the replacement to be on a like for like basis, as is the case within the current Policy EN12.
- 6.3 It is considered that a longer term view should be adopted. As such, the proposed timeframes in which properties and business premises can be considered for relocation and rollback would both be lengthened from at risk of erosion of 20 years to 50 years from the date of the proposal. The main implication of this change is that it will allow forward planning by more properties and businesses, which also reflects the unpredictable and accelerating climate changes.
- 6.4 For clarity, it is considered appropriate to refer to there being 'no **net** detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations' for all development types' within the policy wording.
- 6.5 It is concluded that the policy is amended as set out in Appendix 2. As such, Policy SD12 aligns with the aims of national policy and guidance, as set out in Section 4, the Statement of Common Ground and the approaches set out in adopted and emerging Local Plans across the Norfolk and Suffolk Coast.

7. **Conclusions for Policy ENV 3: Heritage & Undeveloped Coast**

- 7.1 The consultation comments are broadly supportive, with one comment referring to the overlap of the two designated areas with that of the AONB, which provides a nationally designated approach to protection. It is useful to note that this draft policy is largely a continuation of the existing Core Strategy Policy EN3.
- 7.2 No amendments are proposed to Policy ENV3, as set out in Appendix 2

8. **Recommendations**

- 8.1 **It is recommended that Members endorse revised Policies SD11: Coastal Erosion, SD12: Coastal Adaptation and ENV3: Heritage & Undeveloped Coast, recommending to Cabinet and delegating responsibility for drafting such an approach, including that of finalising the associated policies to the Planning Manager.**

9. **Legal Implications and Risks**

- 9.1 The Council must produce a Local Plan which complies with various regulatory and legal requirements and in determining its policy approaches must be justified and underpinned by up to date and proportionate evidence, the application of a consistent methodology and take account of public feedback and national policy and guidance.
- 9.2 The statutory process requires records of consultation feedback and a demonstration of how this has informed plan making with further commentary demonstrating how the representation at regulation 18 have been taken into account in line with Regulation 22.

10. **Financial Implications and Risks**

- 10.1 Failure to undertake plan preparation in accordance with the regulations and NPPF is likely to render the plan 'unsound' at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.

Appendices

Appendix 1 – Schedule of Representations with comments
Appendix 2 – Revised Policy SD 11 and Draft Policy SD 12

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Appendix 1 - Schedule of Representations

Extract of Report of Representations

References to 'Officer Summary' indicate that lengthier submissions were made and have been summarised.

Policy SD11 Regulation 18 responses

Individuals

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Individuals)
SD11	Mr Phillip Duncan (1217309)	LP384	Object	Proposed Policy SD11 The policy proposes to limit new development within the Coastal Change Management Area (CCMA). Footnote 25 states that the CCMA "can be viewed on the existing Core Strategy Proposals Maps". However, there is no such designation on the CS Proposals Maps. The maps do show a Coastal Erosion Constraint Area, which refers to CS Policy EN11 – which the text confirms was informed by Shoreline Management Plans (SMPs) dating to 2006 -7. The Draft Local Plan refers to SMPs adopted 2012 and other studies undertaken since the SMPs were adopted. Therefore, it is expected that the Areas of Coastal Change/Erosion Constraint would be reviewed for the Local Plan 2016 – 36 and that the extent of CCMA would be clearly shown on a plan. There is a plan (Fig 5) included in the Draft LP which indicates the CCMA but it is not clear enough.
SD11	Burke, Mr Stephen (1216753)	LP798	Object	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Villages and towns on the coast and at risk of erosion and flooding should be properly protected to maintain existing communities, encourage tourism and protect productive agricultural land and wildlife

SD11	Green, Mr Stephen (1218541)	LP770	General Comments	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: New homes should not be built in areas at risk of coastal erosion.
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Individuals	Number Received	Summary of Responses (Policy SD11)
Summary of Objections	2	Two objections to this policy. Villages and towns on the coast should be protected from the risk of coastal erosion and flooding in order to maintain existing communities, encourage tourism and protect agricultural land and wildlife. The Coastal Erosion Zone is not included on the Proposals Map.
Summary of Supports	0	None received.
Summary of General Comments	1	One comment received, new houses should not be built in areas at risk of coastal erosion.
Overall Summary		Representations relate to the concerns over the implications of coastal erosion. Want to see the protection of villages and towns along the coast. Consider whether the Proposals Map shows the Coastal Erosion Zone clearly enough.
Council's Response		The shore Line management plan provide the strategic approach to management of the coast. The policy approach seeks to reduce risk from coastal change by avoiding in appropriate development in vulnerable areas in line with national policy. Taken together with SD12 the approach seeks to provide a framework to address coastal adaptation.

Parish and Town Councils

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Parish & Town Councils)	Council's Response
SD11	N/A	N/A	N/A	No comments received.	N/A

Organisations and Statutory Consultees

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
SD11	Natural England (1215824)	LP714	General Comments	The Plan should consider the marine environment and apply an Integrated Coastal Zone Management approach. Where Marine Plans are in place, Local Plans should also take these into account. More detail about the East Inshore and East Offshore Marine Plans can be found here.	Noted: Consider comments in the development of the policy
SD11	Norfolk Coast Partnership, Ms Gemma Clark (1217409)	LP492	Support	Can geology be mentioned? Exposure and erosion of geology through coastal erosion and inappropriate development/projects and possible loss of geological records. There is a need to involve the Norfolk Geodiversity Partnership in applications and projects.	Support welcomed: Consider comments in the finalisation of the policy
SD11	RSPB (1217391)	LP425	General Comments	The RSPB recognises the need to protect particular areas of the coast and that this needs to be appropriate to location and ensure no increased erosion along other stretches of the coast. This will require more detailed assessments that consider changes to coastal processes and	Noted- consider the removal of the word

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
				<p>seek to understand changes in the offshore environment as well. Changes to sediment inputs offshore can affect fish spawning areas and in turn affect success for tern colonies. Any assessments regarding coastal change must also consider these wider issues, especially in a changing climate and weather patterns. We note that the policy states no "material adverse impact". This is not consistent with Habitats Regulations terminology and should be amended. Proposed changes: We recommend the policy makes it clear that all potential impacts from coastal changes will be assessed. We recommend that "adverse impact" is used in the policy and "material" is removed.</p>	<p>'material' from the policy wording.</p>
SD11	<p>Timewell Properties (John Long Planning Ltd.) (1216647 (1216065))</p>	LP362	Object	<p>Blue Sky Leisure notes that the Policy's reference to the 'Coastal Change Management Area, as defined on the Policies Map', equates to the Policies Map Coastal Erosion Constraint Area. This affects part of the Woodhill Park, operated by Blue Sky Leisure. The Coastal Change Management Area is presumably a composite of the 2025; 2055; and the 2105 Coastal Erosion zones (i.e. the area likely to be affected by development over the next 100 years). Blue Sky Leisure is currently working on proposals that seek to address the impact the erosion zones have on its operation at Woodhill Park, East Runton; and is very concerned that the Plan's policy as currently drafted, is overly restrictive and limits opportunities for the staged 'roll back' or possibly relocation of existing tourist related businesses within the Coastal Change Management Area. For instance, the Policy fails to explicitly acknowledge the potential for development such as static caravans and touring caravan pitches, to be safely moved from the most vulnerable areas of the Coastal Change Management Area (the 2025 Coastal Erosion Zone), to less vulnerable areas in the Coastal Change</p>	<p>Noted - consider the flexibility of the wording of Policy SD 11 and whether this would inhibit future tourism development in the area.</p>

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
				<p>Management Area (the 2055; and the 2105 Coastal Erosion Zone); in a managed and phased way. For many businesses along the North Norfolk Coast, a staged/phased 'roll back' of development within the Coastal Change Management Area will be more feasible, viable and deliverable, than a complete move outside of the Area, particularly given some of the Plan's other restrictive policies, including Policies for new/relocated/replacement tourist accommodation; and policies that seek to protect the character and appearance of the North Norfolk AONB and Countryside. As currently drafted, the Plan will make it incredibly difficult to find suitable alternative and viable sites outside of the Coastal Change Management Area and close by the coast, where visitors want to stay. Much of the area close to the coast and outside of the Coastal Change Management Area is AONB and designated Countryside. The Plan has restrictive policies that seek to protect the character and appearance of the AONB. Recent experience would suggest that opportunities for the relocation of tourist accommodation from vulnerable areas, to other less vulnerable coastal locations are few and far between, with very little take up and even where sites have been found they have not always been supported. It is going to be virtually impossible for tourist accommodation operators to find suitable and affordable potential sites within or adjacent to settlements close to the coast. Such sites often have a 'hope value' or are already optioned for residential development. A relocated caravan and camping site cannot compete with the expected land values that residential development would generate, particularly given the considerable costs of relocation. The Plan needs to acknowledge the special circumstances that affect the relocation of tourist business and be more understanding and supportive, if it is to deliver the 'roll back' policy.</p>	

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
				<p>Also, Blue Sky Leisure is concerned that for relocation/replacement proposals to be acceptable they need to be supported by a Coastal Erosion Vulnerability Assessment demonstrating that the proposal will not result in an increased risk to life, or a significantly increased risk to property AND also demonstrate, substantial economic, social and environmental benefits to the community. It is not clear what these benefits may be or how the scale of the benefits will be judged, in order that proposals may meet this requirement. The Council's own evidence acknowledges the importance of tourist accommodation to the North Norfolk accommodation, and it is not clear what other evidence will be required. Furthermore, for those businesses seeking to relocate (or expand) from the Coastal Change Management Area to another coastal location outside of it, the Policy requires them to demonstrate that the long-term implications of coastal change on the development have been addressed. However, on the basis that the Coastal Change Management Area deals with coastal change over a 100 year period (up to 2105); and the Plan's period is only up to 2036, it is not clear why this is requirement is needed within the policy. Any development outside of the Coastal Change Management Area must be 'safe' from coastal change by definition for at least 100 years. Predicting implications of coastal change beyond 100 years is going to be almost impossible. Blue Sky Leisure acknowledges that there may be opportunities to relocate existing threatened clifftop businesses to alternative sites further away from the coast, but even this is a complex and difficult process, that involves an extremely high level of risk, as well as cost. Relocations sites have to be attractive and viable locations or people will not stay in them. Unfortunately, most of the attractive locations in North Norfolk are covered by restrictive policies and zonings such as the AONB, the</p>	

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
				<p>Coastal strip etc. which realistically means the finding of alternative sites is virtually impossible. Blue Sky Leisure therefore suggests that the policy needs to be more supportive of businesses operating within the Coastal Change Management Area, particularly those providing tourist accommodation. These businesses are a vital component of the District's economy; and the Plan should be helping such businesses to deal with Coastal Change rather than hinder them through overly restrictive planning policies. Proposed change: Blue Sky Leisure suggest that an additional provision is included in the policy after point 5 to explicitly support existing tourist accommodation businesses operating within the Coastal Change Management Area, along the lines of"planning permission will be granted for development proposals subject to:..... 6. Proposals being for the phased roll-back of tourist accommodation within the Coastal Change Management Area, provided they are from the more vulnerable parts of the area (2025 Coastal Erosion Zone) to the less vulnerable parts of the area (2055 and 2105 Coastal Erosion Zones) and will not result in an increased risk to life." Also, that the requirement for proposals to demonstrate that "...substantial economic, social and environmental benefits to the community... "; is not applicable to existing businesses, particularly those providing tourist accommodation; and the part of the policy that requires "...New development, or the intensification of existing development in a coastal location, but outside the Coastal Change Management Area, will need to demonstrate that the long-term implications of coastal change on the development have been addressed..." is deleted.</p>	

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy SD12)
Objection	1	Restricting inappropriate development within Coastal Change Management Areas (CCMAs) is critical, however a key issue raised was for the policy to promote more active adaptation with CCMAs and for the Council to reflect on more incentives to make the approach of roll back more deliverable e.g. 2 for 1. Suggestions include the consideration of relocation to a location that exhibits similar or improved sustainability rather than restrictions on to the coastal community it replaces. The environment Agency support the consideration of a further SPD in coastal management and the reference to the Norfolk and Suffolk Coastal Authorities, Statement of Common Ground, & Coastal Zone Planning is referred to within this section of the document. One representation raised concerns around the prescriptive 20yr limit highlighting that this may not be the most economically viable or feasible approach to relocation of certain users.
Support	2	
General Comments	2	

Alternatives

SD11	Mr & Mrs Johnson (1215700)	AC019	General Comments	<p>OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: It is pointless building homes on the coast to serve the local community if they are all snapped up by second home owners. That does not address the needs of the local community. That will just lead to continued demand for more housing. Second home ownership pushes up costs and demand for affordable housing. Second home ownership should be discouraged by charging full council tax, business rates where appropriate and by local occupancy clauses in developments. The acquisition of development sites by individuals for the purpose of second homes should be positively discouraged. There are</p>	Comments noted: This comment repeats the support SD11 made against the First Draft Local Plan (Part 1).
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				<p>many examples of homes of this nature on the coast built with inappropriate materials, out of character detailing and inappropriate size. Also too many overdeveloped sites are changing the character of the villages.</p>	
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Policy SD12 Regulation 18 responses

Individuals

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Individuals)
SD12	Johnson, Mr & Mrs (1215700)	LP139	Support	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Agree but with comments. There are now many second homes in coastal villages. Allowing development to allow roll back and people to move because of erosion is fine for local residents. Development and gradual using up of the rural countryside to allow second home owners to relocate is not a good use of limited resources. Local occupiers affected by erosion should be given priority.

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Individuals	Number Received	Summary of Responses (Policy SD12)
Summary of Objections	0	None received
Summary of Supports	1	One supports the policy but suggests that coastal adaption should be for local occupiers and shouldn't allow second home owners to relocate.
Summary of General Comments	0	None received
Overall Summary		Limited comments received on this policy. Coastal adaption should be for local occupiers and shouldn't allow second home owners to relocate.

Council's Response		Disagree. Coastal adaptation is for the whole community. Occupation is not a land use planning consideration
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Parish & Town Councils

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Parish & Town Councils)	
SD12	Sheringham Town Council (1217426)	LP548	General Comments	Condition 2 of the Proposals for the relocation and replacement of dwellings affected by erosion states that new dwelling(s) is/are used as a primary residence. STC's concern is that if the replacement of holiday homes/second homes is not permitted under the policy then this could lead to increased pressure on an already stretched housing supply.	Comments noted: Consider comments in the development the policy.
SD12	Bacton & Edingthorpe (149585)	LP239	Object	Concerned that cliff-top caravan parks to sites within the undeveloped coast would be potentially harmful to the landscape; the policies should provide for the safeguarding of the landscape are essential. This could encroach into the local countryside and conflict with Policy SD4. Designation of Bacton as a Growth Village could potentially limit the future availability of suitable sites for relocation of facilities threatened by coastal erosion.	Disagree, the policy presents a positive approach for long term resilience, community cohesion, enabling adaptation to take place in advance of actual loss. Proposals are required to respect existing character and appearance and accord with wider landscape policies as a whole.

Parish & Town Councils	Number Received	Combined Summary of Responses (Policy SD12)
Objection	1	Issues raised include the need to exclude existing second homes from the policy and exclude caravan parks in the "Undeveloped Coast" where impacts on the landscape are potentially damaging.
Support	0	
General Comments	1	

Organisations and Statutory Consultees

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)
SD12	Environment Agency (1217223)	LP455	Support	We welcome the inclusion of these paragraphs and support the sustainable approach to coastal adaptation described in paragraphs 7.92 to 7.94. Restricting inappropriate development within Coastal Change Management Areas (CCMAs) is critical, however, there is also a need to promote adaptation to change within areas subject to erosion, particularly with regards to the diversification of businesses, such as diminishing arable farms, or within rural coastal communities within managed realignment or no active intervention frontages. It is important that this need is reflected within local planning policies that actively promote adaptation within CCMAs. Within a managed realignment or no active intervention frontage it is important that development proposals have the opportunity to demonstrate wider benefits, through a sustainability appraisal or similar, when compared to the 'do nothing' scenario associated with no development. For example, rural properties

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	
				<p>in coastal change areas can be affected by blight, subject to crime and require costly demolition. An opportunity to develop a more suitable land use or construct a moveable dwelling, prior to decline of the existing property, should not be discounted. Paragraph 7.91 indicates that the Coastal Change Management Area is identified on the Policies Map. It is important that there is the facility to update this map in accordance with new, reputable and scientifically robust evidence. A digital, GIS based map (as per the Environment Agency Flood Zones) provides an ideal resource and avoids accidental use of old, paper copies of plans.</p>	
SD12	Environment Agency (1217223)	LP456	General Comments	<p>Policy SD 12 – Coastal Adaptation We have some concerns that policy SD12 is impracticable for some commercial and business uses, for example, private landlords. Relocation costs, including construction and purchase of a site, often make a rollback opportunity unfeasible. This results in the rollback not being utilised; loss of housing stock and the original asset remaining within the risk zone. Some Local Authorities are considering offering 2 for 1 property rollback opportunities to try to offset the high cost of relocation and encourage uptake of rollback opportunities; to retain housing stock and remove assets from the risk zone. The second section of Policy SD12 (focused on dwellings) also states that new development must be in a location that is well related to the coastal community from which it was displaced. We recommend inclusion of ‘or, that the relocated dwelling should be in a location which exhibits a similar or improved level of sustainability’, or similar.</p> <p>Concerns noted: Consider comments in the development the policy.</p>	

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	
				<p>Relocation close to an existing community is often difficult for various reasons; appropriate land may not be available, permissions must be obtained and may be constrained by other policies, the potential rollback site landowner will expect a significant return on the site and like for like development is rarely possible or feasible. This can result in the rollback opportunity not being utilised, the property remaining within the risk zone and a loss of housing stock. Therefore, extending this principle elsewhere within the district, if local land is unavailable or purchase not feasible, should encourage rollback and early adaptation for the benefit of the wider area. Policy SD12 also states that 'the new development (must be) beyond the Coastal Change Management Area'. It is important that that this sentence does not preclude the possibility of replacement of a residential property with a re-locatable dwelling. A property that can be easily lifted and wholly removed from the erosion risk zone represents a considerable improvement in the sustainability of a residential site versus a landowner taking no action to adapt. The construction of permanent dwellings using a rollback opportunity is often prohibitively expensive and local land may not be available, therefore this solution offers a viable adaptation opportunity, particularly if taken as early as possible within the forecasted risk zone. We recommend that North Norfolk District Council considers the development of a Coastal Change Supplementary Planning Document, as per other coastal authorities in East Anglia. Furthermore, we recommend that the Norfolk and Suffolk Coastal Authorities, Statement of</p>	

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	
				Common Ground, Coastal Zone Planning is referred to within this section of the document.	
SD12	Natural England (1215824)	LP715	General Comments	OFFICERS SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: We welcome a policy that facilitates coastal adaptation and roll back options for housing and infrastructure in areas vulnerable to coastal erosion. Shoreline adaptation can provide opportunities to improve sustainability, create and maintain crucial coastal habitat and biodiversity. We suggest that the Local Authority consider such opportunities on a strategic scale where feasible and appropriate.	Support Noted
SD12	Norfolk Coast Partnership, Ms Gemma Clark (1217409)	LP493	Support	We support in ensuring no detrimental impact on landscape.	Support welcomed
SD12	Timewell Properties (John Long Planning Ltd.) (1216647 (1216065))	LP363	Object	Blue Sky Leisure is concerned that the policy as currently drafted, is overly restrictive and limits opportunities for the staged 'roll back' of development from the Coastal Change Management Area into the Countryside. The Policy as drafted only allows for the relocation of proposals from the Coastal Change Management Area that will be affected by coastal erosion in the next 20 years of the date of the proposal. However, this may not be the most economically viable or feasible approach to relocation of certain uses. For instance, in	Noted- consider amendments to the wording of the policy to allow for roll back to occur with the next tiers of coastal erosion constraint zone. I.e. the 50 year and 100 year zones. Furthermore, consider the amendment of the wording within criterion 4 from 'no

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	
				<p>some circumstances, it will be more economical and feasible to move development within the Coastal Change Management Area that is not directly affected until after 20 years, and perhaps affected by the next erosion epoch (i.e. the 2055 Coastal Erosion Zone). Blue Sky Leisure suggests that this time limit requirement should be deleted, or extended, and/or provisions included within the policy to allow for development not affected until after 20 years to be relocated to the Countryside, where it can be demonstrated that it is not feasible or viable to restrict relocation to just that development affected within 20 years of the proposal. Furthermore, the Policy includes additional onerous requirements that will need to be met in order for a 'roll back' proposal to be supported. As currently drafted, proposals will need to result in "...no detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations...". Blue Sky Leisure consider that demonstrating that there is no detrimental impact will be a high hurdle to address, and potentially impossible given the nature of certain developments and coastal landscapes. The impact of all these additional requirements and potentially cost burdens, coupled with the considerable costs of relocation could have the effect of making relocation proposals unfeasible and/or unviable and effectively, undermine the 'roll back' strategy. The Plan should be more helpful and proactive in its approach and properly support the continuation of businesses threatened by Coastal Erosion, rather than hinder them. Blue Sky Leisure suggests that the policy should be drafted in a way that allows for the</p>	<p>detrimental impact' to 'no net detrimental impact'.</p>

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)
				<p>benefits of removing development away from the Coastal Change Management Area, including the continuation of an existing viable business, and the landscape benefits of removing development from coastal areas; to be weighed against the impacts on the landscape, townscape or biodiversity in the Countryside. Proposed changes: In other words the policy should refer to "...no net detrimental impact...taking into account the landscape, townscape or biodiversity benefits resulting from removal of development from the Coastal Change Management Area...", rather than "...no detrimental impact...". Additionally, the Policy should also acknowledge that achieving the Policy's requirements will be weighed up and balanced with the viability of relocation, with the ability for requirements to be relaxed where it would help with the viable relocation of an existing business out of the Coastal Change Management Area.</p>

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy SD12)
Objection	1	Restricting inappropriate development within Coastal Change Management Areas (CCMAs) is critical, however a key issue raised was for the policy to promote more active adaptation with CCMAs and for the Council to reflect on more incentives to make the approach of roll back more deliverable e.g. 2 for 1. Suggestions include the consideration of relocation to a location that exhibits similar or improved sustainability rather than restrictions on to the coastal community it replaces. The environment Agency support the consideration of a further SPD in coastal management and the reference to the
Support	2	
General Comments	2	

		Norfolk and Suffolk Coastal Authorities, Statement of Common Ground, & Coastal Zone Planning is referred to within this section of the document. One representation raised concerns around the prescriptive 20yr limit highlighting that this may not be the most economically viable or feasible approach to relocation of certain users.
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Alternatives

SD12	Mr & Mrs Johnson (1215700)	AC020	General Comments	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: There are now many second homes in coastal villages. Allowing development to allow roll back and people to move because of erosion is fine for local residents. Development and gradual using up of the rural countryside to allow second home owners to relocate is not a good use of limited resources. Local occupiers affected by erosion should be given priority.	Comments noted: This comment repeats the support SD12 made against the First Draft Local Plan (Part 1).
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Policy ENV3 Regulation 18 responses

Individuals

Draft Policy	Name & Consultee ID	Ref	Nature of Response	Summary of Comments (Individuals)
ENV3	Witham, Mr I M (1216498)	LP201	Support	A much-needed policy for north Norfolk. Suggest add to the policy wording: "provided that the relocation would not have a significantly adverse visual impact upon the landscape of the Undeveloped Coast area".
ENV3	Johnson, Mr & Mrs (1215700)	LP141	Support	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: There are many other really important areas within the county that should also be given similar priority. It is a fact that the current coastal habitat and AONB will be lost due to erosion in the future. If biodiversity is to be preserved then wildlife must have other areas to move to. Unless inland areas of wildlife habitat and biodiversity are similarly protected from inappropriate development there will be a gradual

				reduction in the county's biodiversity and important wildlife habitat. Inland wildlife habitat is also a natural resource that enhances the lives and physical and mental well-being of residents, promotes tourism and associated businesses and adds to the character of the area.
ENV3	Johnson, Mr Jamie (1216384)	LP341 LP539	Support	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Where it is assumed that Figure 5. page 93 will be supplemented by new Proposals Maps, the area shown shaded green as 'Undeveloped Coast' should be amended in line with the current proposals maps to show established settlements within the area which are already developed and should be recognised as distinct from the wider 'undeveloped coast' area in which they are sited. For accuracy and clarity the following settlements should be removed from the green-shaded 'Undeveloped Coast' area on figure 5 and follow the current proposals maps demarcation including Stiffkey, Cley Next the Sea, Salthouse, Trimingham, Lessingham, Eccles on Sea including the Cart Gap to North Gap coastal ribbon, and Sea Palling.
ENV3	Mr Phillip Duncan (1217309)	LP392	Object	Proposed Policy ENV3 The Plan (Fig 5) is insufficient to clearly show the proposed area of Undeveloped Coast.

Individuals	Number Received	Summary of Responses (Policy ENV3)
Summary of Objections	1	No substantive issues raised: Figure 5 is insufficient to clearly show the proposed area of Undeveloped Coast.
Summary of Supports	3	Three support this policy. Overall support, much-needed policy for North Norfolk. Protection should be given to important areas of wildlife habitat and biodiversity. Undeveloped Coast on Proposals Map needs to be updated to exclude existing settlements and consideration to adding to the policy wording: "provided that the relocation would not have a significantly adverse visual impact upon the landscape of the Undeveloped Coast area" .

Summary of General Comments	0	None received
Overall Summary		No substantial issues raised. Support for policy, considered to be much-needed for North Norfolk. Protection should be given to important areas of wildlife habitat and biodiversity. Consideration should be given to amending the Undeveloped Coast on Proposals Map to exclude existing coastal settlements. Figure 5 is insufficient to clearly show the proposed area of Undeveloped Coast.
Council's Response		Noted, Consider comments in the finalisation of the policy. The majority of growth is located in those settlements identified as sustainable growth locations and as such are identified as outside the Undeveloped Coast designation. It is not appropriate to exclude smaller settlements, which the policy seeks to manage appropriate development in . The boundaries will be reviewed along with the finalisation of policy SD3- settlement hierarchy. The map is an illustration, more detail can be found on the interactive proposals map on line. Consider updating policy in line with suggested policy wording: "provided that the relocation would not have a significantly adverse visual impact upon the landscape of the Undeveloped Coast area".

Parish & Town Councils

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Parish & Town Councils)	Council's Response
ENV3	Bacton & Edingthorpe Parish Council (149585)	LP239	Support	A great deal of Bacton is designated "undeveloped coast" . Strong support for the continued operation of this policy, with reference to the area's links to the near-by Norfolk Coast AONB and to the Bacton Gas Terminal.	Support Welcome.

Parish & Town Councils	Number Received	Combined Summary of Responses (Policy ENV3)
Objection	0	The policy approach was strongly supported.

Statutory bodies & organisations

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
ENV3	Broads Authority (321326)	LP806	General Comments	Figure 5 could helpfully show the Broads	Noted : Consider feedback in the future iterations of the Plan
ENV3	Kelling Estate LLP (Mr Roger Welchman, Armstrong Rigg Planning) (1218427, 1218424)	LP746, LP754	General Comments	This is considered to represent an unduly restrictive policy, particularly given the overlap with the AONB offering a national statutory designation reinforced by Local Plan policy which provide an adequate safeguard against which to assess development proposals as they come forward. The policy should be omitted.	Disagree. The purpose of the policy is to protect the character of the Undeveloped Coast and recognises that the undeveloped coast is an important national and international

Draft Policy	Name & Comment ID	Ref	Nature of Response	Summary of Comments (Statutory Consultees & Other Organisations)	Council's Response
					resource. Developments that do not require a coastal location should be directed elsewhere to protect the appearance, character and environment of the area.
ENV3	Norfolk Coast Partnership, Ms Gemma Clark (1217409)	LP506	Support	Support	Support welcomed
ENV3	Historic England (1215813)	LP705	Support	OFFICERS SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Broadly welcome this policy	Support noted

Statutory & Organisations	Number Received	Combined Summary of Responses (Policy ENV3)
Objection	0	

Support	2	Limited comments received, no substantive issues raised. The approach was broadly supported, however one respondent thought the approach was unduly restrictive given the existence of national policy approach to the AONB.
General Comments	2	

Alternatives

ENV3	Mr & Mrs Johnson (1215700)	AC027	Support	OFFICER SUMMARY – SEE ATTACHED FILE FOR FULL SUMMARY: Supports Assessment ENV3. - There are many other really important areas within the county that should also be given similar priority. It is a fact that the current coastal habitat and AONB will be lost due to erosion in the future. If biodiversity is to be preserved then wildlife must have other areas to move to. Unless inland areas of wildlife habitat and biodiversity are similarly protected from inappropriate development there will be a gradual reduction in the county’s biodiversity and important wildlife habitat. Inland wildlife habitat is also a natural resource that enhances the lives and physical and mental well-being of residents, promotes tourism and associated businesses and adds to the character of the area.	Comments noted: This comment repeats the support ENV1 made against the First Draft Local Plan (Part 1).
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Appendix 2: Emerging Policies (Discussion Draft)

Coastal Erosion

The purpose of this policy is to reduce the risk from coastal change by managing the types of development which will be supported in potential risk areas.

7.82 North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft silts, clays, sand and gravel and other material that is susceptible to erosion. Erosion has taken place over thousands of years and these natural processes will continue to affect the coastline. Hard defences protect the settlements of Sheringham, Cromer, Overstrand, Mundesley and large sections between Happisburgh and Winterton Ness.

7.83 The Framework states that Plans should reduce the risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. It states that Plans should identify Coastal Change Management Areas (CCMA) which cover areas likely to be affected by physical changes to the coast. The National Planning Practice Guidance (NPPG) states that a Coastal Change Management Area should be defined where change is likely to be significant over the next 100 years. The NPPG states that Shoreline Management Plans should be taken into account. The Framework states that Plans should be clear as to what development will be appropriate in the Coastal Change Management Areas and in what circumstances. The National Planning Practice Guidance states that residential development will not be appropriate within a Coastal Change Management Area but some commercial and community development may be appropriate within the area depending on the level of risk and the sustainability of the proposals.

7.84 The Marine and Coastal Access Act (2009) sets out provisions for the creation of a continuous, signed and managed path around the entire English coast, including provision of a coastal margin. The Framework states that development should not hinder this objective. Currently the section of the coast from Horsey to Weybourne has been designated, with the western section of the District beyond Weybourne to Holkham, under consideration at the time of writing.

7.85 Shoreline Management Plans (SMPs) set out how the coastline should be managed. They determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with proper regard for economic and environmental sustainability. They include policy statements for discrete lengths of coast with shared attributes, broken down into short, medium and long-term time bands. There are two SMPs covering the North Norfolk coast, SMP5: North Norfolk and SMP6: Kelling Hard to Lowestoft Ness (adopted 2012). The SMPs identify a high level 100 year strategy for each section of the coast, divided into the three time bands. The aim of the strategy is to move towards a more naturally functioning coast and to allow for cliff erosion so that this sediment supports beach levels. Since the adoption of the SMP, a number of studies have been undertaken to better understand these natural processes and schemes are being taken forward to extend the life of existing hard defences such as at Mundesley. **An innovative sandscaping scheme was completed in September 2019, which protects the local communities of Bacton and Walcott and critical infrastructure at the Bacton Gas Terminal site from the North Sea. This bold new approach is expected to offer 15-20 years of protection from coastal erosion and the effects of climate change to this stretch of North Norfolk's coastline.**

7.86 At this time the SMP evidence remains the best available information on likely future coastal erosion and should be used as a basis for assessment of properties at risk, unless an applicant, through a Coastal Erosion Vulnerability Assessment (CEVA) provides more up

Appendix 2: Emerging Policies (Discussion Draft)

to date, robust, site-specific information. However, it should be noted that the relevant SMPs will be updated during the lifetime of the Local Plan. The Coastal Change Management Area (CCMA) will be defined in the Local Plan as those areas assessed in the Shoreline Management Plan as potentially at risk over a 100 year period.

7.87 All planning applications for development within the CCMA must be accompanied by a CEVA and take into account the potential impact upon the development of retreat of the shoreline. The vulnerability assessment should be appropriate to the degree of risk and the scale, nature and location of the development. It should demonstrate that new development provides wider sustainability benefits that outweigh the predicted coastal change impact; will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences; does not affect the natural balance and stability of the coastline or exacerbate the rate of change and should consider and identify measures for managing the development at the end of its planned life. The assessment will also need to demonstrate that the proposed development will not increase the risk of erosion (e.g. from surface water run-off).

7.88 These affected coastal communities have already experienced blight in the form of reduced property values and investment and there is recognition of the need for a more flexible approach to coastal management which allows for natural processes while at the same time enabling coastal communities to be sustainable, economically viable and maintain attractiveness to visitors.

7.89 SMPs provide a strategic approach to the management of the coast. As such, proposals for new coastal management works or other essential infrastructure should be in accordance with the management policies identified in the SMPs. Where there is a need and or a desire to develop a coastal management scheme that is contrary to the current Shoreline Management Plan this should be dealt with through a review of the SMP prior to a planning application being considered.

7.90 New development or intensification of new development in a coastal location, but outside the CCMA, such as the promenade frontages of Cromer, Mundesley and Sheringham, also needs to consider the impacts of coastal change. Although these areas are protected by hard defences, the changing sea levels and increased extreme weather events as a result of climate change will impact on these areas and consideration needs to be given to future-proofing such developments so that they are designed to withstand likely future conditions.

Appendix 2: Emerging Policies (Discussion Draft)

Policy SD 11

Coastal Erosion

Within the **Coastal Change Management Area**, as defined on the Policies Map, proposals for new **permanent** residential development, including conversion of existing buildings*, will not be permitted.

For other **development proposals** uses, planning permission will be granted subject to:

1. it being demonstrated through a **Coastal Erosion Vulnerability Assessment** that the proposal will not result in an increased risk to life, or to property;
and,
2. the works are consistent with the relevant Shoreline Management Plan and **it is demonstrated that** there will be no adverse impact on the environment or elsewhere along the coast; and,
3. the proposal comprises essential infrastructure including coast protection schemes; or,
4. proposals for temporary **development**, directly related to the coast, together with, as appropriate, **planning conditions or** a legal agreement to secure the long term management potentially including the eventual demolition and removal of the development; or
5. proposals are for providing commercial, leisure or community infrastructure which provides substantial economic, social and environmental benefits to the community.

In any location, development proposals that are likely to increase coastal erosion as a result of changes in **groundwater and** surface water run-off will not be permitted. **Any development proposals shall not hinder the creation and maintenance of any coastal infrastructure.**

New development, or the intensification of existing development in a coastal location, but outside the Coastal Change Management Area, will need to demonstrate that the long-term implications of coastal change on the development have been addressed.

***excluding permitted development rights contained within the Town & Country (General Permitted Development) (England) Order 2015 (as amended)**

Coastal Adaptation

Appendix 2: Emerging Policies (Discussion Draft)

The purpose of this policy is to make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.

7.91 The stretch of the coast from Kelling Hard to Cart Gap, Happisburgh consists of soft glacial cliffs and sandy beaches and has been subject to coastal erosion for thousands of years. The Kelling Hard to Lowestoft Shoreline Management Plan identifies areas and properties at risk from coastal erosion. The area at risk, a Coastal Change Management Area is identified in **Policy SD 11 'Coastal Erosion'** and on the Policies Map.

7.92 The National Planning Policy Framework states that Local Plans should make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. The National Planning Practice Guidance advises that either formally allocating land in a Local Plan or allowing for relocation where planning permission would normally be refused are two ways in which this can be achieved.

7.93 Policy SD 12 'Coastal Adaptation' allows for the relocation of residential, community, agricultural and commercial properties that are within the Coastal Change Management Area to areas inland defined as the Countryside where development is normally restricted.

7.94 In view of the likely effects of coastal erosion on coastal communities and the local economy of those areas at risk, it is considered important to enable adaptation to take place in advance of the actual loss of property. Allowing replacement development to take place in the Countryside policy area is intended to assist in minimising the blighting effects resulting from the identification of Coastal Change Management Areas and enabling communities to “roll-back” in order to help secure the long-term future sustainability of coastal areas.

7.95 In order to be eligible residential properties must be at risk from erosion within a **50** year period. This enables property owners to take a pro-active decision to relocate to an alternative location well before erosion becomes an imminent threat. In order to maintain the sustainability of coastal settlements, relocation should take place close to the existing community.

7.96 Temporary uses for the affected properties, in advance of their loss, are to safeguard the economic and social well-being of the settlements affected and secure environmental gains. The future use of such sites or buildings should be secured (by legal agreement) in perpetuity, and in relation to vacated dwellings, interim uses will be considered if beneficial to the well-being of the local community, however, the occupancy will be time-limited to minimise risk.

Appendix 2: Emerging Policies (Discussion Draft)

Policy SD 12

Coastal Adaptation

Proposals for the relocation and replacement of community facilities, infrastructure, commercial, agricultural and business uses affected by coastal erosion will be permitted in the Countryside, provided that:

1. the proposed development replaces that which is in the **Coastal Change Management Area** and is forecast to be affected by erosion within **50** years of the date of the proposal;
2. the new development is beyond the Coastal Change Management Area shown on the Policies Map and is in a location that is well related and accessible to the coastal community from which it was displaced;
3. the site of the development / use it replaces is either cleared and the site rendered safe and managed for the benefit of the local environment, or put to a temporary use that is beneficial to the well-being of the local community, as appropriate; and,
4. taken overall (considering both the new development and that which is being replaced) the proposal should result in no **net** detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations.

Proposals for the relocation and replacement of dwellings affected by erosion will be permitted, provided that:

1. the development replaces a permanent dwelling (with unrestricted occupancy), which is within the Coastal Change Management Area and is forecast to be at risk from erosion within 50 years of the date of the proposal; and,
2. the new dwelling is used as a primary residence;
3. the new development is beyond the Coastal Change Management Area shown on the Policies Map and is in a location that is well related to the coastal community from which it was displaced, and:
 - a. adjoins an existing group of dwellings;
 - b. the development does not result in an isolated form of development;
 - c. the development is in proportion to and respects the character, form and appearance of the immediate vicinity and surrounding area; and,
 - d. is consistent with other policies in the Local Plan.

If such a site is not available, the relocated development is within or adjacent to a defined **Selected Settlement**; and,

1. the site of the dwelling it replaces is either cleared, and the site rendered safe and managed for the benefit of the local environment, or put to a temporary use that is beneficial to the well-being of the local community, as appropriate. The future use of the site should be secured (by legal agreement) in perpetuity. Interim use as affordable housing will be considered beneficial to the well-being of the local community in interpreting this clause; and
2. taken overall (considering both the new development and that which is being replaced) the proposal should result in no **net** detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations.

Heritage & Undeveloped Coast

Appendix 2: Emerging Policies (Discussion Draft)

The purpose of this policy is to protect the appearance and character of the coast.

8.17 Large parts of the North Norfolk coast are protected by the Norfolk Coast AONB, the Heritage Coast, Undeveloped Coast and nature conservation designations. Outside of the main settlements the whole of the coast has an undeveloped character and appeal which is critical to North Norfolk's distinctiveness and tourism economy. Non-essential development in a coastal area can have cumulative effects on landscape, biodiversity and recreation. Government policy states that development that does not require a coastal location should not normally be provided within the coastal zone. The Heritage Coast and Undeveloped Coast designations are designed to minimise the wider impact of general development, additional transport and light pollution within the distinctive coastal area.

8.18 Part 9 of the Marine and Coastal Access Act 2009 ("the 2009 Act") aims to improve public access to, and enjoyment of, the English coastline by creating clear and consistent public rights of way along the English coast for open-air recreation on foot. It allows existing coastal access to be secured and improved and new access to be created in coastal places where it did not already exist. Development in a coastal location should take account of the England Coastal Path and Coastal Margin.

8.19 Policy SD 12 'Coastal Adaptation' outlines the situations where development will be permitted in the Countryside where it re-locates that which is threatened by coastal erosion, and these exceptions will be allowed in the Undeveloped Coast.

Policy ENV 3

Heritage & Undeveloped Coast

In the Heritage and Undeveloped Coast only development that can be demonstrated to require a coastal location and that will not be significantly detrimental to the open coastal character will be permitted.

Community facilities, commercial, business and residential development that is considered important to the social and economic well-being of the coastal community will be permitted where it replaces that which is threatened by coastal erosion.

THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2020

Summary: This report seeks approval for the draft Baconsthorpe, Glandford, Hempstead, Holt and Letheringsett Conservation Area Appraisals and Management Plans to be taken forward to public consultation in line with national policy and best practice.

Recommendations:

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

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

1. Introduction

1.1 As well as its picturesque coastline, rural landscape and big skies, the District is known for its rich historic environment. The District's heritage is an intrinsic part of its character and stands as testament to how the area has been shaped and evolved over time. This heritage significance manifests itself in many different forms and this is reflected in the quantity and variety of designations found across North Norfolk including:

- 81 Conservation Areas
- Over 2,200 Listed Buildings
- 33 Registered Parks and Gardens
- 86 Scheduled Monuments
- Nearly 200 Local Listings

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

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

1.3 As part of the ongoing management of the Council's 81 Conservation Areas, funding was received for the outsourcing of a small grouping of conservation areas focusing on the Glaven Valley. To this end, the Councils appointed specialist consultants 'Purcell' have produced draft Conservation Area Appraisals and Managements for the following five settlements:

- Baconsthorpe
- Glandford
- Hempstead
- Holt
- Letheringsett

These five conservation areas were chosen for review as they were considered priority cases:

- All four conservation areas were designated in the 1970's and 80's and have not been reviewed since this time. During this intervening period, significant change

has taken place and the conservation areas must adapt to any prevailing changes.

- All five settlements are in need of robust definition and understanding to ensure the Conservation Area status remains meaningful and justified.
- It was felt that the additional information and guidance provided by an adopted appraisal would help inform and assist future decision making.

2. Statutory Background

- 2.1 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 2.3 The appraisal documents now being considered conform to current Historic England guidance (Conservation Area Designation, Appraisal and Management 2016). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy Framework (2012). The District's adopted Local Development Framework (LDF) provides the local planning policy context.

3. What is a Conservation Area Appraisal?

- 3.1 To assist in the preservation and enhancement of Conservation Areas and their settings, all Local Planning Authorities are required to review their Conservation Areas from 'time to time'. The preparation of Conservation Area Appraisals and Management Proposals is a key element in this process. They play a central role in the Council's efforts to safeguard the environment, which is one of the stated priorities of the Council in its Corporate Plan: 2015-2019.
- 3.2 A Conservation Area Appraisal and Management Plan has two primary objectives;
1. Firstly, it defines the special characteristics or historic interest of the Conservation Area and identifies the issues that threaten these special qualities.
 2. Secondly, it offers guidelines to prevent erosion of character and achieve enhancement.

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

- a) A fully adopted Appraisal and set of Management Proposals provides additional support and guidance for decision-making through the Development Management process, since they become, on adoption, a material consideration for the Local Planning Authority when dealing with applications for development.

- b) Having an up to date conservation area boundary which reacts to and reflects the position on the ground is easier to defend and becomes a more meaningful and justified designation.
- c) An up to date Conservation Area Appraisal and Management Plan provides the backcloth, together with the planning policies contained in the North Norfolk Local Development Framework, to good decision-making, particularly in respect of applications for development.
- d) Experience has shown that the preparation of Conservation Area Appraisals and Management Plans can offer a real and practical opportunity for local communities to engage in the future management of their local environment and as such the process contributes positively to community empowerment.

4. Assessment and Methodology

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

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

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

However; it should be noted that no character appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

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

5. Timetable for public consultation and formal adoption

5.1 It is advised that a six-week public consultation period be undertaken. This would include exhibitions at each settlement as well as an open meeting for members of the public to attend. The documents would be placed on the Council's website and comments invited.

It is anticipated that following public consultation, an amended document would be brought to the Working Party for approval and adoption by Cabinet by 8th April 2021.

6. Budgetary Implications

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

Recommendations:

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

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Baconsthorpe

Conservation Area Appraisal and Management Plan

Second Draft: September 2020

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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.

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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.



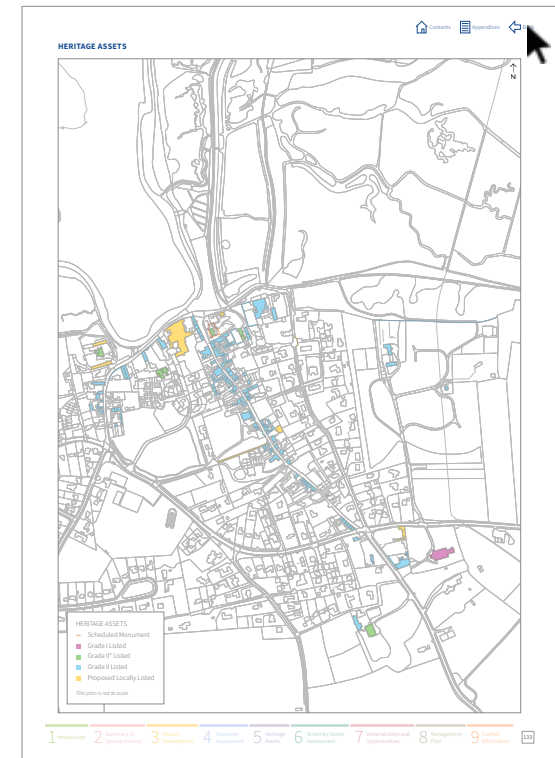
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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.

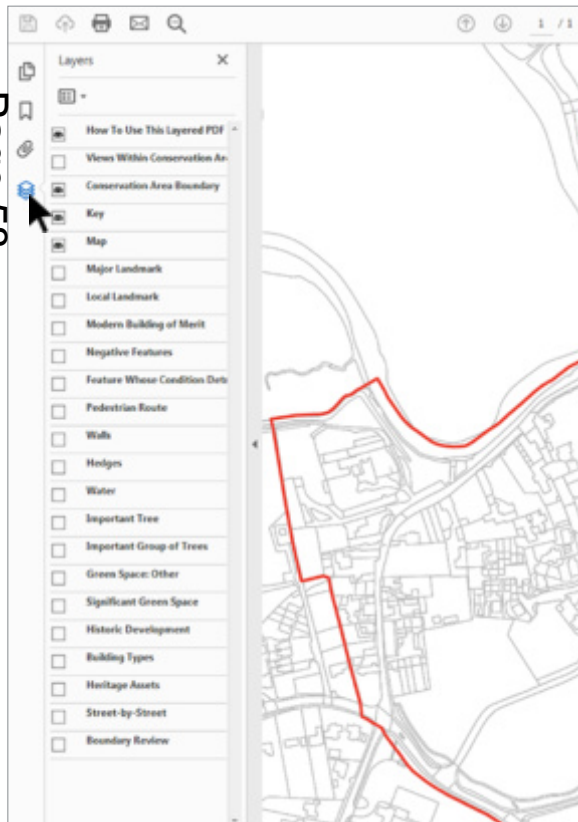


How to Use the Layered PDF in Appendix D

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.

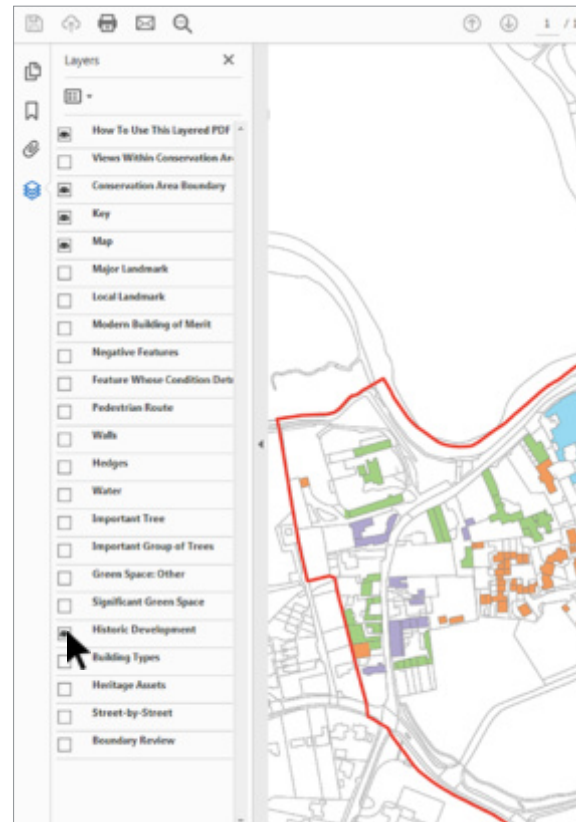


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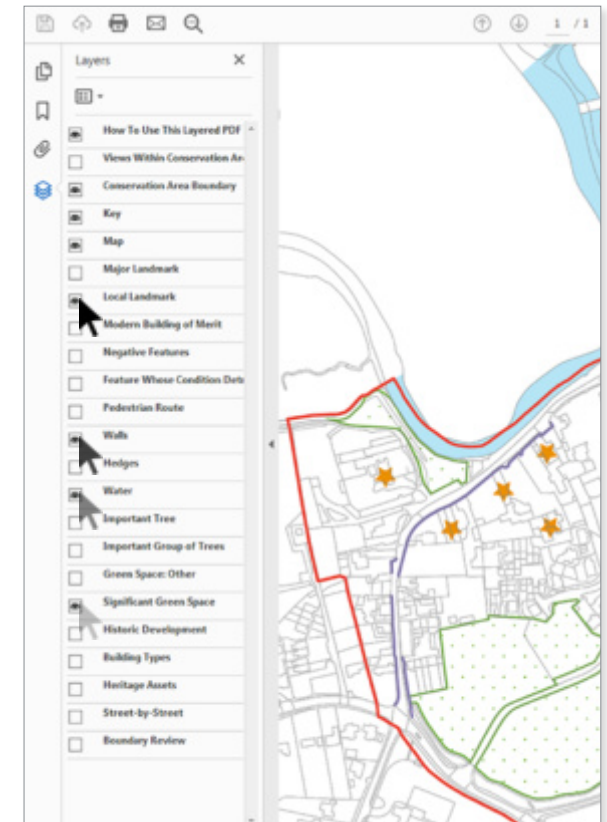
Viewing Different Layers

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 Baconsthorpe 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.

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Appendices



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

1.1 BACONSTHORPE CONSERVATION AREA

The Baconsthorpe Conservation Area was originally designated on 28th February 1975. The designation starts at the western end at Pitt Farm, covering the length of The Street running eastwards. Jolly Lane, with fields either side, is included and School Lane across to the group of buildings at the crossroad with Plumstead Road and Church Road, which include St. Mary's Church and the Manor House. An extension eastwards encompasses Manor Farm House. More modern buildings on Stonefield Road and on the south side of School Lane are not included. Baconsthorpe Castle, which is historically linked to the village, lies outside the village to the north but is not included within the Conservation Area boundary.

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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

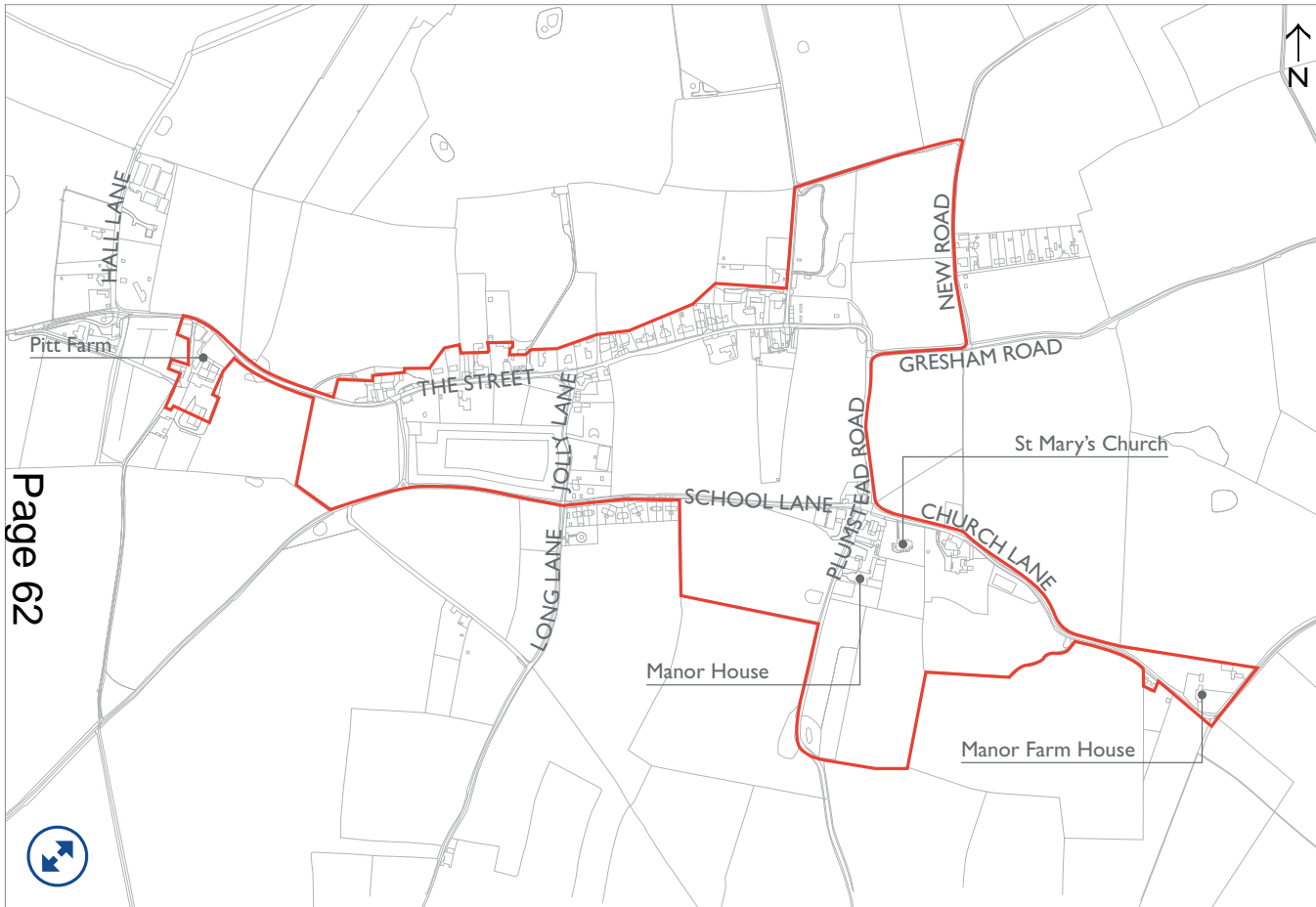
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and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

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

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

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* 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 Baconsthorpe Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_web.pdf.



Baconsthorpe 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.

1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.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 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.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces 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 Baconsthorpe 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;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

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. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) 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 the public thoroughfares 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).*



1.4 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.

- 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 Baconsthorpe Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 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.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.



1.6 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 Baconsthorpe Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period in January and February 2021. This includes the publication of the draft document on North Norfolk District Council's website.

Other means of consultation carried out include:

- 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.
- Review of a draft of the appraisal by Baconsthorpe Parish Council and comments to NNDC.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

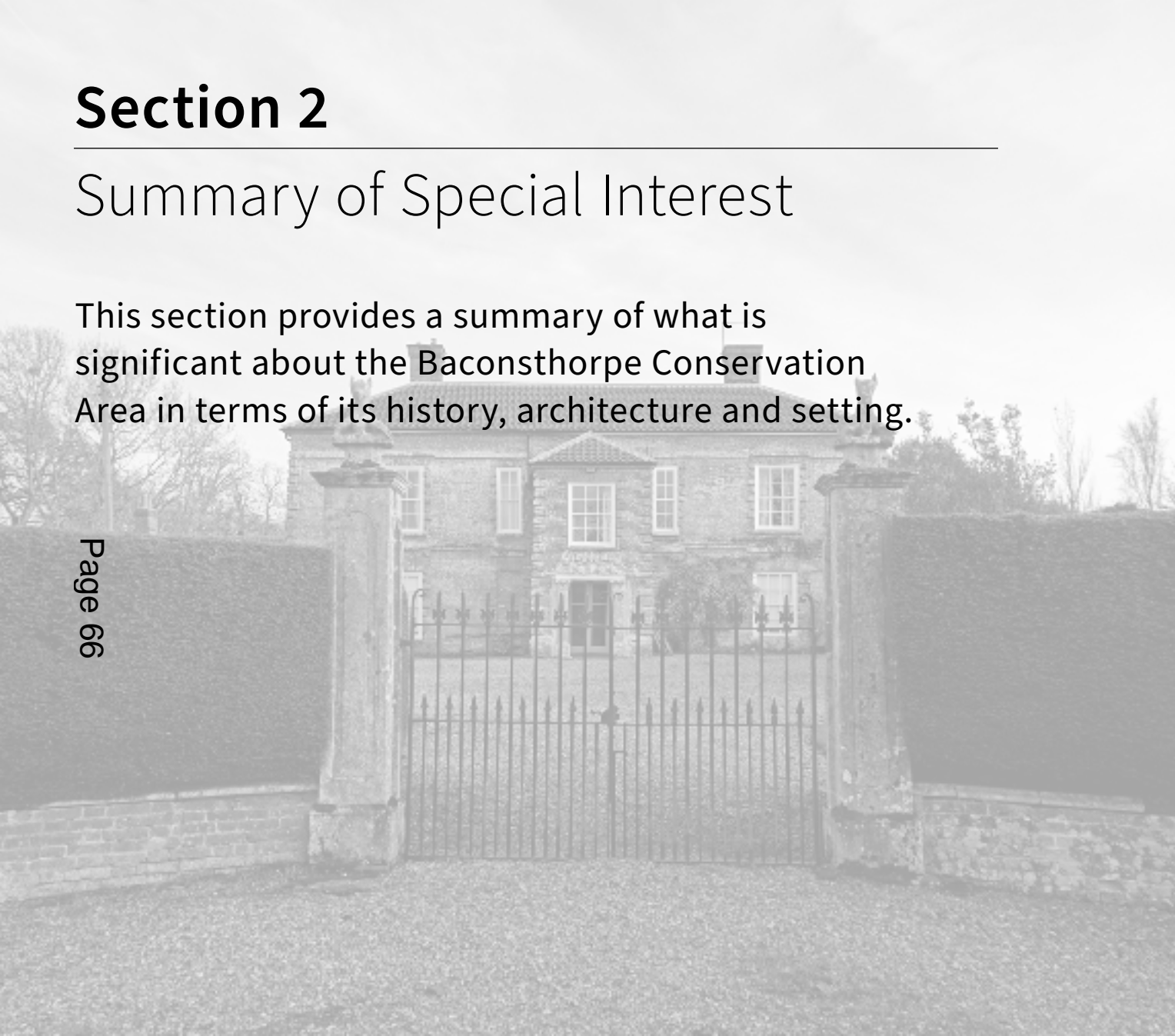


Section 2

Summary of Special Interest

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

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2 Summary of Special Interest



Baconsthorpe has a long history, with human settlement dating from the Neolithic period. The village was recorded in the Domesday Book of 1086 and has remained a small agricultural settlement. It has some important historical connections. Firstly, its name is derived from the Bacon family who owned the two local manors from the thirteenth to seventeenth century. The village also has a very strong historical link with Baconsthorpe Castle, which is located to the north of the Conservation Area. This was built in c1460-86 by the Heydon family, who had purchased part of one of the manors from the Bacons. The gatehouse of the Castle, which had been converted to Baconsthorpe Hall in the seventeenth century, was in use until 1940 when it was handed over to the Ministry of Works (now run by English Heritage).

Several of the buildings within the Conservation Area are several hundred years old, such as the church which is thirteenth/fourteenth century on Saxon foundations or the sixteenth century farmhouse and buildings at Pitt Farm. A few are recognised as particularly important through national Listing, while others have been proposed as Locally Listed Buildings as part of this Appraisal because of their age or historical associations.

The character and appearance of the Baconsthorpe Conservation Area derives from its vernacular buildings and rural setting. The buildings are generally small in scale and have a consistent palette of traditional materials, including flint, red brick and red clay pantiles. The few grander buildings are the exception to this, with, for example, St. Mary's Church and the manor house being larger in scale and featuring stone. The latter, as well as the Rectory, are designed in the more fashionable Georgian style, representing the wealth and influence of their owners in contrast to the modest cottages and farm buildings elsewhere.

The village is predominantly residential, with a few exceptions, such as the village hall, formerly the school, and the church. There are also several farms in the village, which are still in agricultural use but often have some buildings sensitively converted into residential use.

Unfortunately, there are a few negative alterations, such as the use of uPVC windows and doors, or examples of buildings in poor condition which detract from the special character of the Conservation Area.

The setting of the Conservation Area is a key part of its character. The built development within the Area is dispersed in small groups of buildings or farmsteads. Between these are open fields which bring the countryside setting into the village itself, giving it a particularly rural and agricultural character. These open fields are also important in allowing views across open spaces to groups of buildings or landmarks, such as the Castle ruins to the north or the tower of St. Mary's Church. The streetscape of the Conservation Area is also very rural with soft green verges, minimal road markings and signage, and many mature trees and hedges creating a very green appearance.



Section 3

Historic Development

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

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[3.2 Early History](#)

[3.3 Medieval](#)

[3.4 Sixteenth and Seventeenth Centuries](#)

[3.5 Eighteenth Century](#)

[3.6 Nineteenth Century](#)

[3.7 Twentieth Century](#)

3.1 INTRODUCTORY SUMMARY

Baconsthorpe was recorded in the Domesday Book of 1086, with evidence of even earlier settlement dating to the prehistoric and Roman periods. The small settlement historically comprised the linear development of small terraces and farms around The Street and the cluster of development around the church, Manor House and later the Rectory. Baconsthorpe remained sparsely populated until the second part of the twentieth century when the settlement was expanded with modern bungalows and semi-detached houses, which were built along The Street to provide further residential accommodation.

3.2 EARLY HISTORY

Pre-Roman settlement in the area may date from the Neolithic period, with evidence of human activity illustrated by finds comprising an axe and a scraper. The area bears some evidence of settlement during the Bronze Age through the cropmarks of a Bronze Age ring ditch and the find of a socketed axe. There is ample evidence of Roman settlement at Baconsthorpe, particularly in the north of the parish: the recovery of building material and pottery near Baconsthorpe Hall (immediately to the south of the castle, the converted castle gatehouse, today in ruins) suggest the presence of a Roman villa and similar finds near the Bronze Age barrow may represent another Roman settlement. Roman coins found dating to 271AD have also been found in the north of the parish.

In the 1086 Domesday survey, Baconsthorpe is called Thorpe, which 200 years later, under the ownership of the Bacon family, became Baconsthorpe. In 1086 Thorpe had nineteen recorded households listed under two owners, Roger Bigot and Robert Gernon; the names of tenants prior to 1066 were also listed showing there was a settlement here before the Norman invasion.⁰⁴ After Domesday, both manors were possessed by the Norman, Grimwald, ancestor of the family of the Bacons.⁰⁵ The Bacon family owned Baconsthorpe from around the thirteenth century until the seventeenth century. In 1381 Sir Roger Bacon became notable for his role in the Peasants' Revolt, where he sided with the peasants in their struggle for better conditions.

3.3 MEDIEVAL

The church of St. Mary dates to the fourteenth century, although some parts of the thirteenth century building survive in the chancel and stand on Saxon foundations.

The head manor house pre-dates Baconsthorpe Castle and dates back to pre-1480; it was located in the south of the Conservation Area, which now forms the site of the later eighteenth century Manor House on Plumstead Road.⁰⁶ A secondary manor, called Wood Hall, probably stood on the site of the castle. Both of these manors belonged to the Bacon family.⁰⁷

William Heydon bought half of Wood Hall Manor in the early-fifteenth century but it was his son, John Heydon,

who rose to prominence during the Wars of the Roses and began the construction of Baconsthorpe Castle (to the north of the Conservation Area) in c.1460. John Heydon most probably built the tower (the great inner gatehouse) at least.⁰⁸ He also built the Heydon Chapel in Norwich Cathedral where he was buried. His son, Sir Henry Heydon, completed the construction of the castle by 1486. Sir Henry married Anne Boleyn's great aunt (also called Anne Boleyn) and rebuilt Salthouse Church.⁰⁹ The castle's moat and lake was fed by the River Glaven, which lay in close proximity.

3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

The next two generations of Heydons, who held power in the early and mid-sixteenth century, were conscientious landlords and established a profitable sheep trade. Sir John II converted the east service range of Baconsthorpe Castle to a wool processing 'factory' and the surrounding manors were farmed as a prosperous sheep run.¹⁰ The building's fabric bears witness to the sheep trade; there are traces of a turnstile, for example, which may have functioned to admit sheep for shearing, against the northern room of the long range.¹¹ Sir Christopher I added the unfortified outer court and outer Gatehouse to the castle. The stone-dressed barn at Hall Farm, which is 35 metres west of Baconsthorpe Hall, dates to the sixteenth century; this is now in use as a cattle shed and milking parlour. Upon his death in 1579, Sir Christopher I had accumulated huge debts.

The early-seventeenth century saw the decline of Heydon prosperity and various lands were sold off by the next few generations by Sir William Heydon and his son Sir Christopher II. In the early-seventeenth century, the latter narrowed the front moat and dismantled and rebuilt parts of the castle, giving the castle a more domestic character. During the Civil War, the Heydons were Royalists, whilst many of their neighbours were Parliamentarians. By the mid-seventeenth century most of the buildings on the moated site were demolished, the outer walls dismantled and materials sold off to nearby estates such as Felbrigg.¹² After the demolition, the outer gatehouse, to the south of the main castle site, was converted for use as a dwelling, known as Baconsthorpe Hall. A doctor named Zurishaddai Lang bought the estate in 1690 and he and his successors lived in the gatehouse dwelling until c.1920 when one of the turrets fell in.



The outer gatehouse, Baconsthorpe Castle, J. Page, 1781 (Norfolk Heritage Centre)

The following print dating shows the outer gatehouse of the castle in 1781, which following the dismantling of the castle had been converted to a dwelling house. The engraving shows a three-storey porch, which replaced a front gate-arch during the conversion (this was in turn removed in the nineteenth century and replaced with the current Jacobean-Gothic style front door).

3.5 EIGHTEENTH CENTURY

Half of the church tower collapsed in 1739, damaging the nave roof and the font. Repairs were made to the nave immediately using money from selling two bells, but the rest of the church remained in a ruinous state until the tower was restored in 1788, funded by Rev. William Hewitt, rector of Baconsthorpe.¹³

One of the earliest maps of Norfolk by William Faden, dating to 1797, shows a settlement at Baconsthorpe sitting within the hundred of Erpingham. The main development, in the form of detached buildings and farms, lines The Street. There is also a small cluster of development near the church (St. Mary's) on Church Lane, which lies roughly parallel to The Street. Baconsthorpe Hall lies out on a limb to the north of the main settlement; its importance is indicated by the representation of a house and the inscriptions bearing the name of the house and the owner, Zurishaddai Girdlestone Esquire. This Girdlestone was named after his godfather John Lang's father Dr. Zurishaddai Lang who had bought the estate in the late-seventeenth century.



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

Many of the historic buildings in Baconsthorpe date to the eighteenth century at least, including a good proportion of the farmhouses and their outbuildings. Other eighteenth century buildings include the White House on The Street and the façade of Manor House Farmhouse, which has an earlier core dating to 1635. The Manor House was rebuilt in the eighteenth century by the Newman family, whose coat of arms is above the door, and retains an earlier core dating to the sixteenth century, which had in turn replaced the pre-1480 manor house.



The Manor House

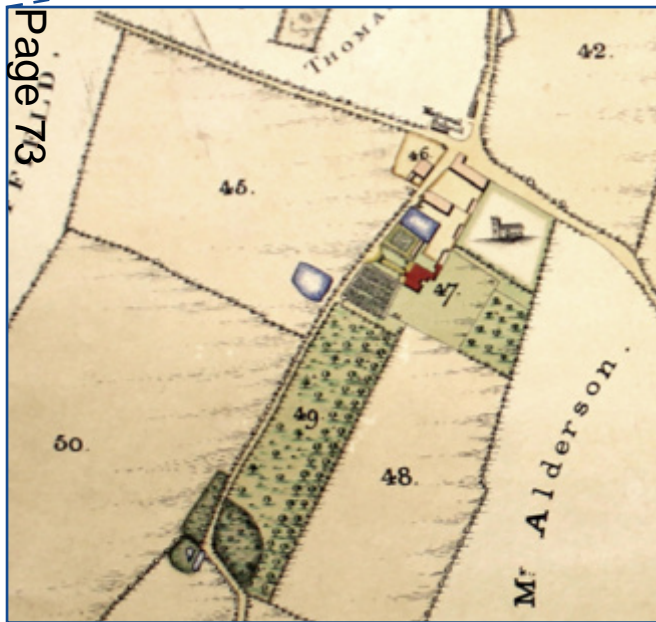
3.6 NINETEENTH CENTURY

The pebble, flint and brick former school was built in 1816 for the children of Baconsthorpe and Hempstead; the building, which sits on Church Lane at its junction with Plumstead Road, was funded by public subscription.



The former school building

An estate map dating to 1833 shows the estate of Hudson Gurney in Bodham and Baconsthorpe. The Gurney's, who owned the neighbouring Hempstead Estate, had acquired Baconsthorpe Hall in 1801 and owned land across the east side of Baconsthorpe, namely the area around the church including the Manor House, and the fields and plantations to the north-east towards Bodham, which is shown on this map. The various fields and plantations are named, and their acreage recorded.



1833 map of the estate of Hudson Gurney in Bodham and Baconsthorpe (Norfolk Record Office: MC 662/4)



The Tithe Map of Baconsthorpe Parish, dating to 1839, provides a more detailed representation of the layout and land ownership across the whole of Baconsthorpe. The Street comprised a number of farmhouses with outbuildings arranged around yards; several of these farm buildings had been added since the late-eighteenth century. The small population of buildings around the church at the junction between Plumstead Road and Church Lane had also grown; the Rectory had been built to the east of the church, for example. Baconsthorpe Hall was shown in further detail with a carriageway sweep, a formal garden, an ancillary (probably stable) range and an orchard. The major landowners were J. Thruston Mott of Barningham Hall and Hudson Gurney, who owned Baconsthorpe Hall. The former had an estate at Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham from the early-nineteenth century. Smaller landowners included Mayor Thomas and Lady Suffield.



Tithe Map, Parish of Baconsthorpe, 1839 (Norfolk Record Office: DN/TA 516)

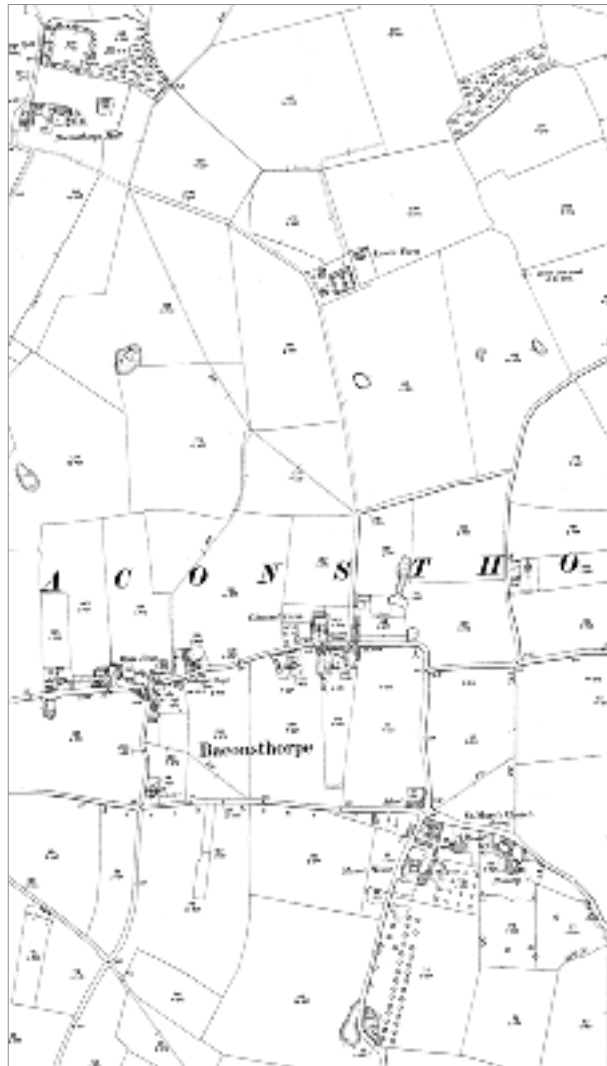
The Methodist Chapel was built in 1844 on The Street. The medieval parish church was restored in 1868; this involved the renewal of much woodwork and the pews which replaced the early eighteenth-century box pews.

The first OS map shows the historic layout and extent of development in Baconsthorpe in the 1880s. The following buildings were all present on the Tithe Map. However, the annotation provided by the 1880s OS map is useful in detailing the names and positions of landmark buildings. Labelled buildings include: The White House, the Jolly Farmers Public House, the Methodist Chapel, Chestnut Farm along The Street; Church Lane features the school, St. Mary's Church, the Rectory and the Manor House on Plumstead Road. Since the Tithe Map, the outline of Baconsthorpe Hall appears to have been altered and the outbuilding range extended. The old moat shown to east of the main castle remained. Further buildings had been added to Jolly Lane and the Rectory had been extended.



1881-1887 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

There were almost no developments at Baconsthorpe in the late-nineteenth century, except the beginnings of a new road (Stonefield Road) off New Road, which featured a semi-detached pair of houses (just outside the Conservation Area), and a few new outbuildings to the rear of houses.



1905-1906 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

3.7 TWENTIETH CENTURY

The following, undated photographs probably date to the turn of the century and show the streets of Baconsthorpe before they were properly surfaced. The buildings are characterised by flint cobbles with brick dressings. The first shows the former school, which opened in 1816. The building, despite its modern change of use to a village hall, appears unchanged apart from the loss of a chimney stack. The entrance to the building behind the school has since been converted to a window and the same building has lost one attic dormer. The second photograph shows a terraced row at the east end of The Street looking east, whilst the two furthest houses are recognisable, the two closest have been substantially altered through modern rendering over original flint, removal of historic sash windows and a shopfront and their replacement with insensitive uPVC units.

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The former school shown in c.1900 (Norfolk Heritage Centre: C/BAC)



The former school in 2019



Terraced houses on The Street in c.1900 (Norfolk Heritage Centre: C/BAC)



The same row of terraced houses in 2019

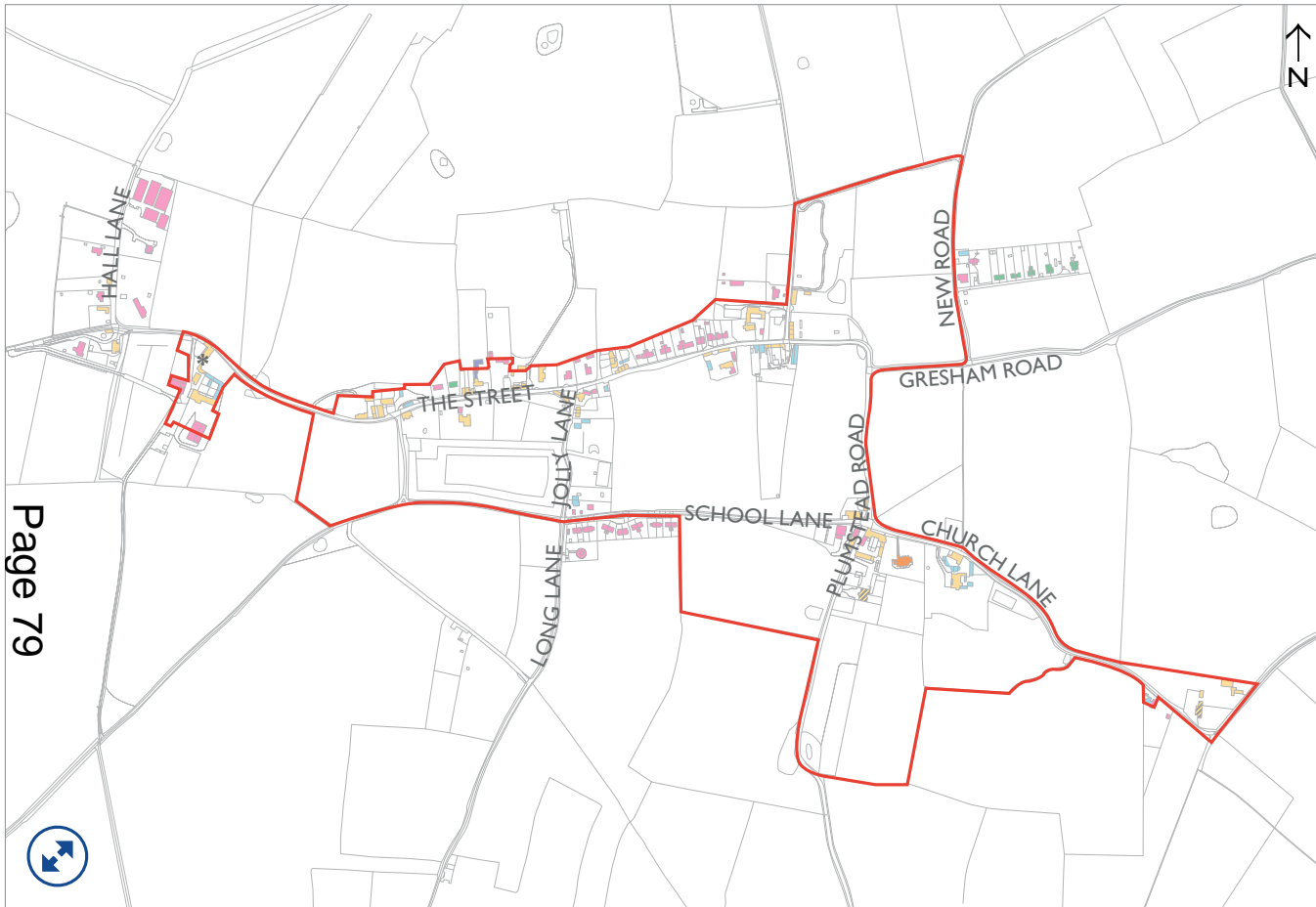


During the Second World War, Baconsthorpe was bombed in 1941 and 1942, demolishing sections of the Rectory. During the restoration, heraldic glass from the windows of Baconthorpe Castle were inserted into the south aisle of the church.

In 1940, John Thruston Mott's descendant, Mr Charles Mott-Radclyffe, handed management of the castle ruins to the Ministry of Works. Following the war, overgrown ivy and vegetation was removed and the stonework consolidated and surveyed before being open to the public. In 1972, the wide mere to the east of the castle was dredged and reflooded and further archaeological excavations were carried out. Today Baconsthorpe Castle is managed by English Heritage and is protected by Grade I and Grade II listing and as a Scheduled Ancient Monument.

Whilst there were minimal changes in Baconsthorpe in the early-twentieth century, the latter half of the century saw the expansion of residential accommodation most notably along the north side of The Street where a number of semi-detached houses and bungalows were built between Ash Tree Farm and Chestnut Farm. Just outside the Conservation Area, a series of semi-detached houses were added to the south side of Church Lane. The water tower was added behind these houses at some point between 1957 and 1972.

The Methodist Chapel was closed in 1958 and the Methodist Church sold the chapel in 1982 when it was converted for use as a dwelling. The school closed in 1983 and the building became the Village Hall.

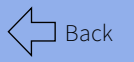


KEY

- Conservation Area Boundary
- 13th and 14th Century Church Fabric
- 16th and 17th Century Fabric
- * The style of one existing window in this building suggests that it could date from the 16th or 17th century
- Pre-1839
- 1839 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1957
- 1957 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Baconthorpe. 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.

Historic Development 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.



Section 4

Character Assessment

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

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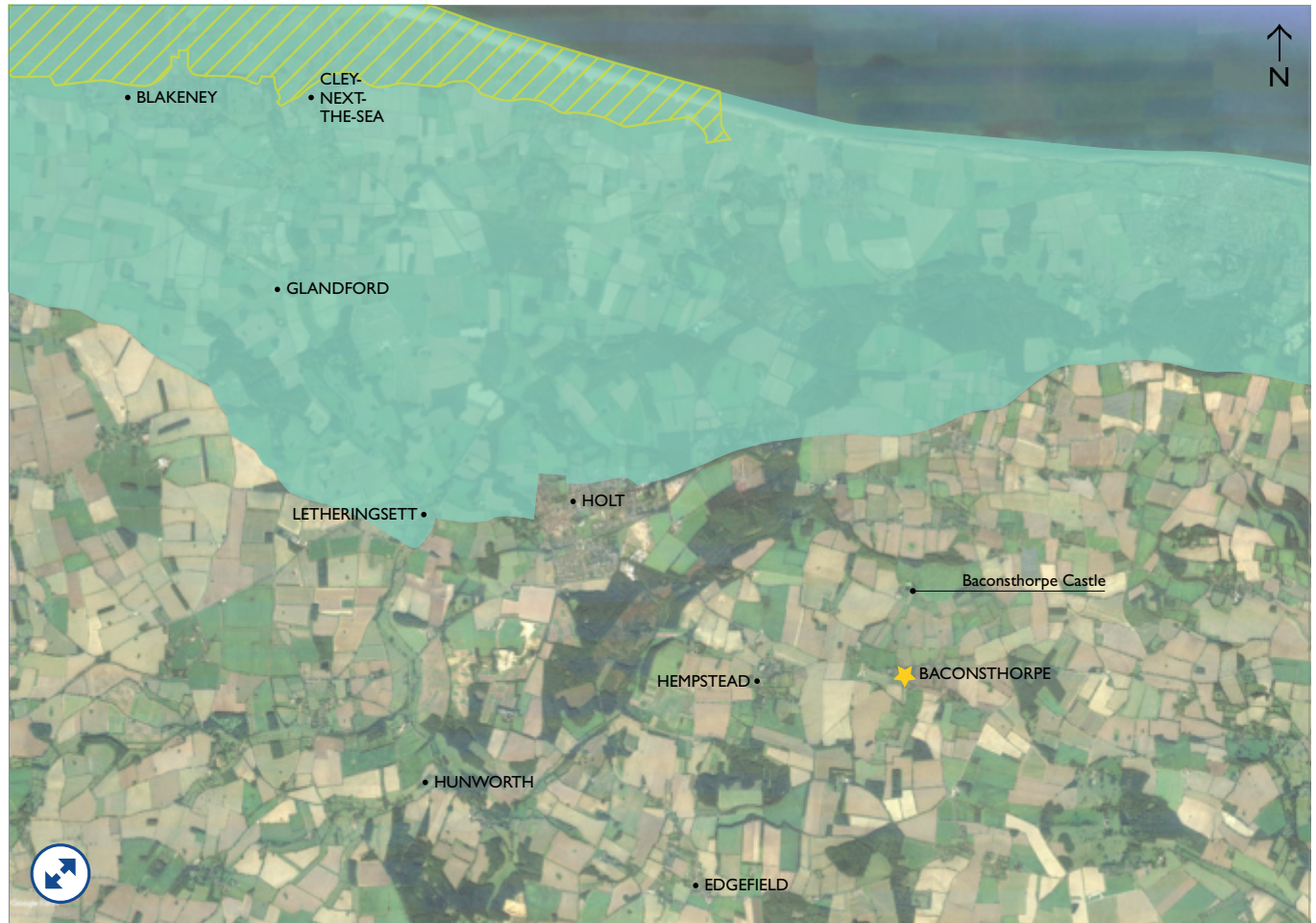
Contents

- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape, Spatial Analysis and Greenery](#)
- [4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The Baconsthorpe Conservation Area boundary covers most of the village of Baconsthorpe, along The Street, Jolly Lane, Plumstead Road, Church Lane, and School Lane. Residential buildings lie along The Street, Jolly Lane and School Lane, while at the junction of Plumstead Road and Church Lane is St. Mary's Church, the large rectory and the Manor House for the village. At the east and west end of the Conservation Area are farm complexes: Manor Farm House and Pitt Farm. The Conservation Area also covers several fields adjacent to the lanes and between the built-up parts of the village. Baconsthorpe is located about 3.5 miles south-east of Holt and about 20 miles north-west of Norwich. The village of Hempstead lies about 1 mile to the west. The land in Baconsthorpe is relatively flat, though slopes gently up to the north-west and south.

Baconsthorpe is located south-east of the North Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the marshland coast to the north that forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁴ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.



Location Plan. Base map © Google Earth.
This plan is not to scale.

KEY

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



4.2 SETTING AND VIEWS

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.

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 landscape setting of Baconsthorpe is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape

Baconsthorpe is surrounded on all sides by large open fields, in use both as pasture and arable. Fields are lined with dense hedges and mature trees, though there are breaks in the boundaries which allow views out across the wide landscape. The fields within the Conservation Area boundary are a continuation of the surrounding landscape, bringing the green farmland within the village itself.

In the surrounding landscape are a few further farms and the Hare and Hounds Inn to the west of the Conservation Area. To the north are the ruins of Baconsthorpe Castle and Baconsthorpe Hall, with the surviving sixteenth century barn adjacent.



Wide open fields in the setting of Baconsthorpe



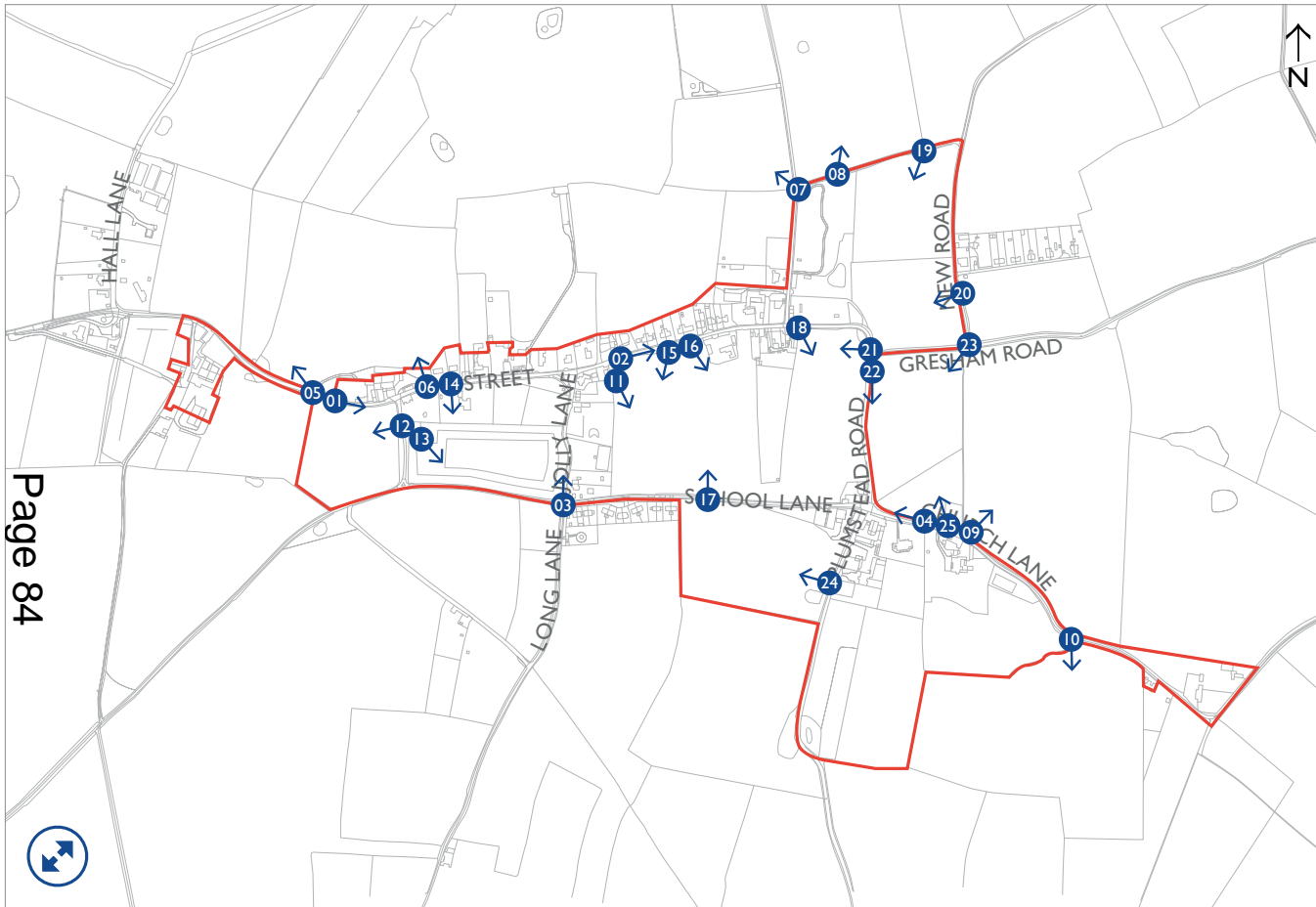
Baconsthorpe Castle

4.2.2 Views

Views in Baconsthorpe fall into three different categories. Firstly, when travelling around the village there are views along roads and lanes which are framed on either side with buildings or hedges either side of the road (Views 1-4). These can be fairly enclosed and then open up at junctions or to the fields beyond where there are no hedges.

Looking out of the Conservation Area there are a number of views which take in the surrounding agricultural landscape in all directions (Views 5-10). These views feature wide open fields lined with trees and hedges, with wide skies above. From New Road glimpses of the Castle are possible (View 7), providing a visual connection to the village. From a gap in the hedge on Plumstead Road it is just possible to see the tower of the church of St. Michael in Plumstead village (View 10).

Within the Conservation Area, important views are also afforded across wide open fields (Views 11-25). However, these often also include views of other buildings within the Conservation Area, connecting the disparate groups of buildings. The church tower and water tower are key features in these views, being seen from several places including New Road, Gresham Road and The Street. Looking north from School Lane, buildings on The Street are visible (View 17). Pitt Farm can be seen in views from the narrow lane parallel with Jolly Lane to the west (View 12). These views help to orientate the viewer around the dispersed village through visual references to key buildings.



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View 01

View looking east along The Street, showing buildings and hedges framing the edge of the road



View 02

View looking east along The Street with historic and 20th century buildings drawing the eye along the road



View 03

View looking north along Jubby Lane showing sense of enclosure the hedges and winding lanes create



View 04

View looking west on Church Lane towers buildings at the junction with Plumstead Road



View 05

View looking north-west from The Street across fields to buildings on Hall Lane (outside the Conservation Area)



View 06

View looking north from The Street showing a glimpse through to the surrounding agricultural landscape



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View 07

View looking north from within the Conservation Area boundary towards Baconsthorpe Castle



View 08

View north from New Road across agricultural land, with Baconsthorpe Castle glimpsed in the distance



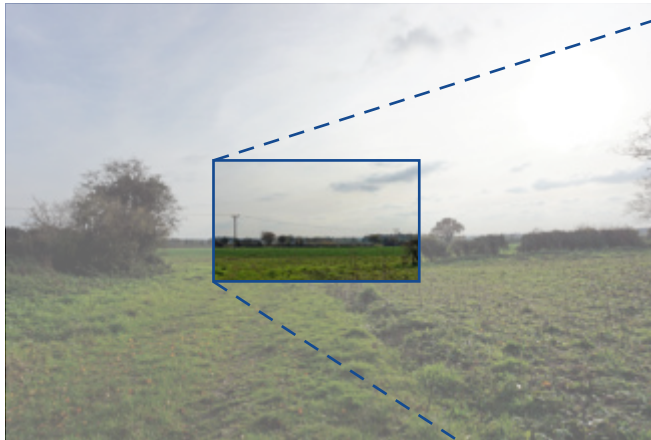
View 09

View north from New Road across surrounding agricultural land



View 10

View looking south from Church Lane towards the tower of the Church of St. Michael in Plumstead





View 11

View looking south-east from The Street across a field within the Conservation Area boundary to houses on School Lane



View 12

View looking west towards buildings on The Street (right) and Pitt Farm



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View 13

View looking south-east from a lane perpendicular to The Street of the water tower



View 14

View looking south-east from The Street of the water tower



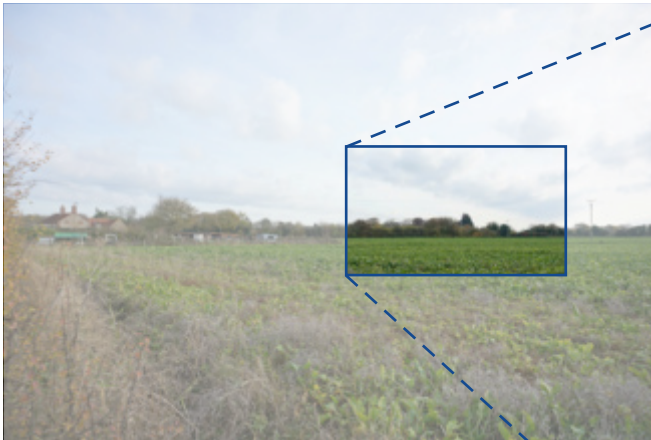
View 15

View looking south from The Street of the water tower and buildings on School Lane



View 16

View looking south-east from The Street of the church tower



View 17

View looking north from School Lane across a field towards buildings on The Street



View 18

View from The Street looking south-east towards the church tower



View 19

View looking south from New Road across fields to the church tower



View 20

View looking south-west across fields to the church tower, water tower and buildings on The Street



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View 21

View looking west from Plumstead Road to buildings at the east end of The Street



View 22

View looking south on Plumstead Road towards the church tower



View 23

View looking south-west from Gresham Road across a field to the church tower and water tower



View 24

View looking west from Plumstead Road across fields to the water tower



View 25

View looking north-west from Church Lane across a field to buildings on The Street





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The roads in Baconsthorpe are set out in a rough grid form, with lanes running around the edges of fields. The buildings in the village have always been quite dispersed. There is a small 'centre' around the Plumstead Road and Church Lane junction, where the principal buildings are located: St. Mary's Church, the Manor House and Rectory, as well as the former National School (now the village hall). These buildings are in larger garden/graveyard plots.

Historically, other buildings were scattered mainly along The Street. There are several historic farm complexes along here, as well as on Church Lane, which typically have a farmhouse with surrounding barns. The large barns are often situated up against the edge of the road, though not always, as at Pitt Farm where the huge barns are located set back behind the house. Pitt Farm and Manor House Farm are set at outlying edges of the Conservation Area.

There are other clusters of historic cottages around the junction of The Street and Jolly Lane, and along the eastern end of The Street. These are either detached or set in short terraces. Modern houses, either detached or semi-detached have infilled plots between the historic houses along The Street, plus two rows of semi-

detached houses have been added on the south side of School Lane and on Stonefield Road (both outside the Conservation Area boundary).

Houses typically have small gardens to the rear, though more modern houses also have front gardens. As mentioned, there are large fields located between groups of buildings, meaning there are several groupings of buildings which form the village which feels as though it is set within the rural agricultural landscape.

4.3.2 Boundary Treatments

There are few formal boundary treatments within Baconsthorpe. Most boundaries are marked by hedges or trees, or by low banks of grass up to the adjacent fields.

Some of the grander houses or larger farms have red brick and flint walls, some with metal or timber gates. These vary in height. The grandest of the walls is at the Manor House, where a tall red brick wall curves inward to a pair of stone gateposts topped with griffin statues (a reference to the crest of the Newman family who held the manor in the late-17th/early-18th century). These have a pair of decorative metal gates. The gates are Grade II listed. The gate posts to the churchyard also have an interesting design, with red brick quoins and pyramidal tops.

There is the occasional small section of timber picket or post and rail fence, which are suitable for the character of the Conservation Area. A small number of close boarded, chicken wire or concrete post and steel pole fences are less appropriate.



Brick and Flint wall with decorative metal gate to Ash Tree Farm



Hedges lining roads are a common feature



Gates to the churchyard



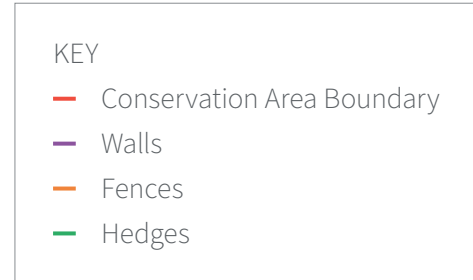
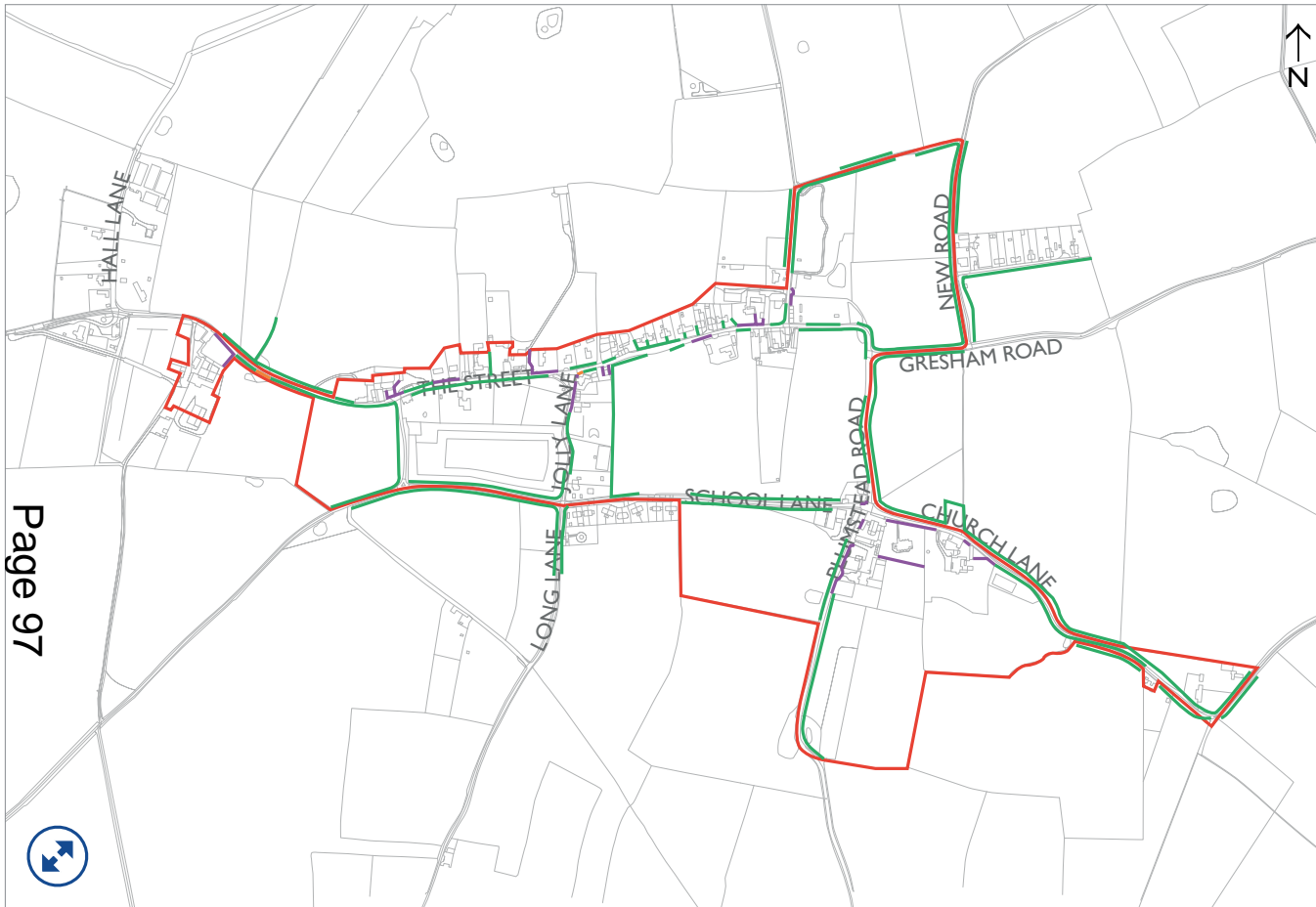
Grade II listed gates to the Manor House



Low brick and flint wall on The Street



Concrete post and steel pole fence, which is not in keeping



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Boundary Treatments 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.



4.3.3 Public Realm

There are limited formal public realm features in Baconsthorpe, consistent with its character as a rural village. Road surfaces are tarmac with no pavements. There are limited road markings, restricted to white lines at junctions. Grass verges are either side of road, in most cases relatively narrow, though some lead up to form small banks bounding fields. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area. A parking area at the junction of The Street and Jolly Lane is also gravel. The car park at the playground is laid to tarmac and is fairly utilitarian.

Street signage is varied but relatively limited. There are some standard signs, particularly around the School Lane/Plumstead Road junction which is near the playground and therefore clearer signage is needed to warn vehicles of the possibility of children playing. Road name signs are sometimes traditional black and white painted metal signs affixed to the sides of buildings or freestanding black and white signs between two black upright posts. Finger post signs are also used at junctions, which are a traditional form that complement the Conservation Area. In one place on The Street, where the road narrows, reflective bollards have had to be installed.

Except for one at the playground car park, there is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.

Around the junction with Jolly Lane and The Street are a few public realm features. There is a traditional red post box, a pleasant timber bench and a brown stained timber bus shelter with a white painted parish notice board affixed to the outside. The shelter is looking somewhat tired in its condition. Another small post box is located on Stonefield Road (just outside the Conservation Area boundary).

The playground on School Lane has modern play equipment in good condition. An octagonal timber shelter, stained brown and with asphalt roof tiles, is located in the playground and would be an attractive feature, though has suffered from damage with some side panels lost or broken.

Lastly, there is an interpretation sign in the churchyard which is modern and clear. It interprets the church and castle, showing a walking route between the two.



Bus shelter and post box at the corner of Jolly Lane



Bench at the junction of The Street and Jolly Lane



Post box on Stonefield Road



Standard road signs near the playground



Modern road sign in a traditional style



Metal road sign affixed to a wall



Modern play equipment in the playground



Shelter in the playground



Interpretation sign in the churchyard



Tarmac car park at the playground

4.3.4 Open spaces, Trees and Vegetation

The only formal public open space is the churchyard, which is filled with historic stone gravestones, with informal grass and a gravel path up to the church itself. A small modern cemetery on the north side of Church Lane (just outside the Conservation Area boundary) is bound by hedges and has a small bench.

Private gardens are generally quite informal, though the garden to the Manor House has much more formal hedges and lawns consistent with its grander scale. There is also an attractive knot garden to the front of Ash Tree Farm, which contributes significantly even though it is in contrast to the surrounding rural character because it is a high quality, carefully crafted and maintained piece of landscaping that harks back to a traditional form of garden.

Some allotment gardens are located in the north-eastern portion of the Conservation Area. The playground is laid with grass.

Otherwise, as previously mentioned, open fields between groups of buildings in the Conservation Area play a key role in creating its character and providing a sense of space and connection with the surrounding agricultural landscape.

Mature trees are often interspersed within hedges along boundaries. They are also located in small groups in private gardens. These are mainly deciduous, though there is one example of a fir tree on the corner of The Street and Jolly Lane which is rather incongruous. Trees are generally not that large, though there are some bigger and older looking trees around the area of the church. Hedges forming boundaries also contribute to the green character of the Conservation Area.

Trees within the Conservation Area are protected and prior notice is required for any works to them.

There are a few small ponds located throughout the Conservation Area which add interest where they are visible, though often they are overgrown.

Pitt Farm operates the Baconsthorpe Meadows campsite, in fields to the west of the farm buildings. There are hedges delineating the camping areas and some small huts and buildings for WC facilities etc, though generally these are not visible from the road. Another campsite, the Soul of Norfolk, is located to the south of the Conservation Area on Long Lane.



Attractive knot garden at Ash Tree Farm



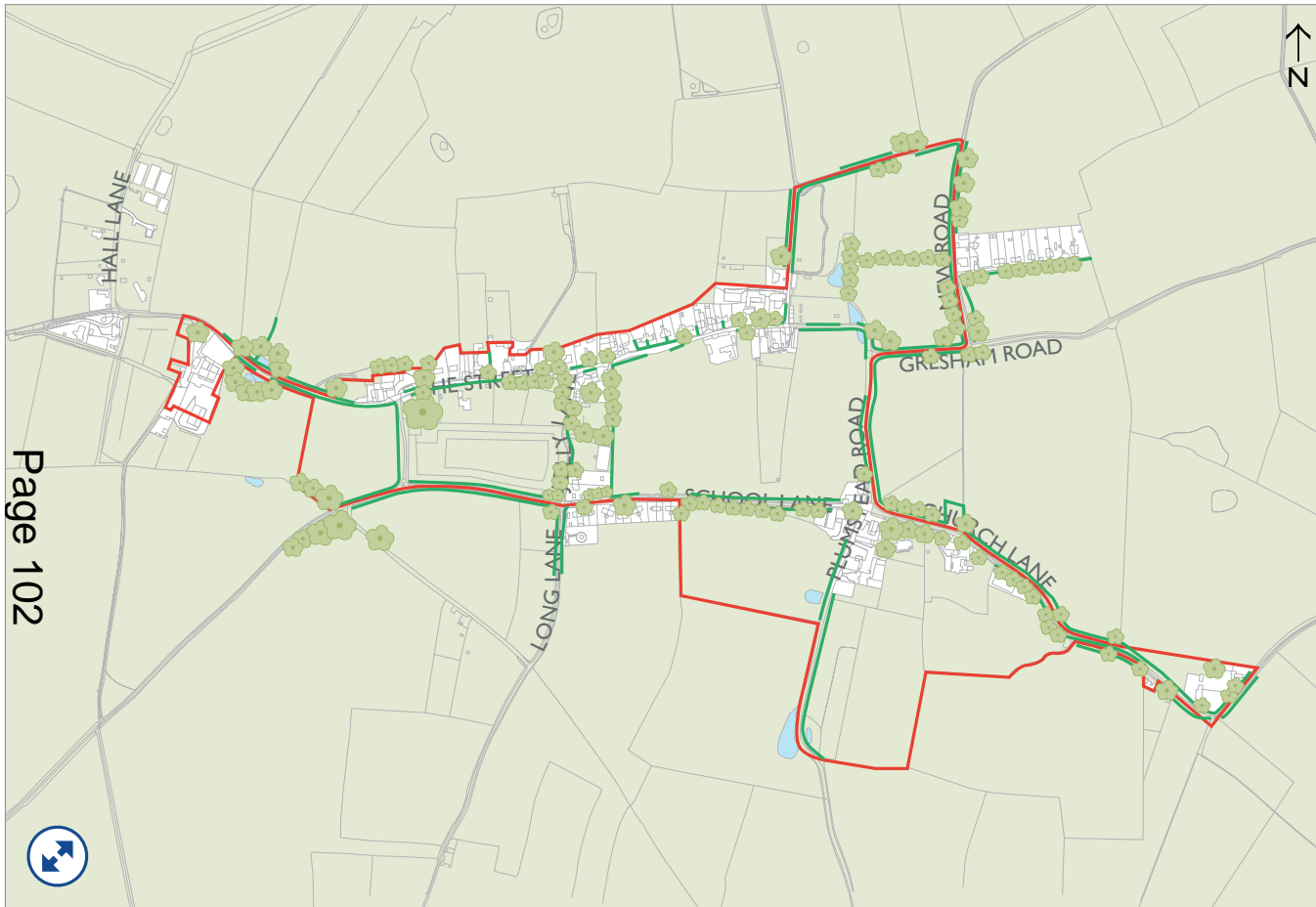
Pond on The Street



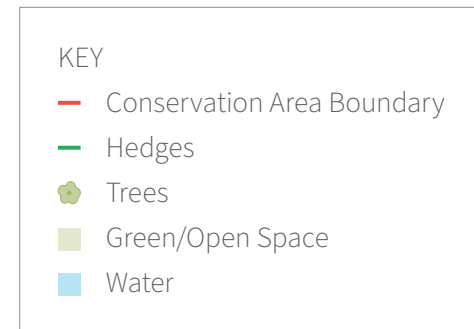
The graveyard at St. Mary's Church



Small cemetery on Church Lane



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Open Spaces, Trees and Vegetation 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.

4.4 ARCHITECTURE

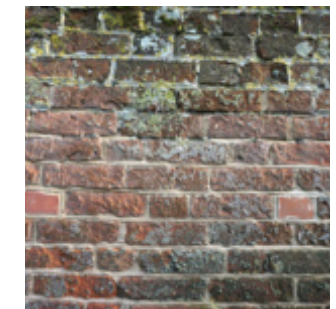
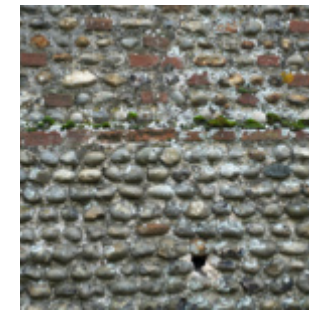
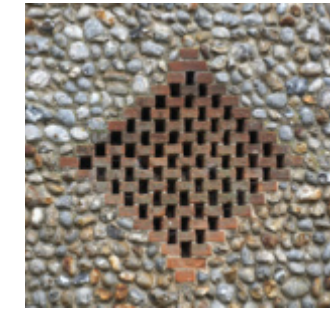
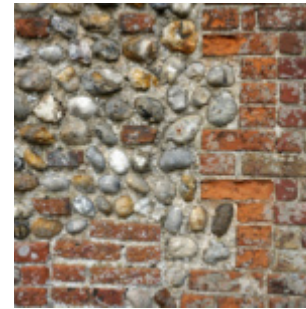
4.4.1 Materials

The building materials used in Baconsthorpe are typical of North Norfolk, comprising predominately flint, red brick and red clay pantiles. Brick is also used for chimneys. Flint is typically used as the mainly wall material, with red brick to quoins, around windows and doors, as cornices and as string courses. Brick is sometimes used in to create patterns within the flint work, such as heart shapes, or to form ventilation details in agricultural buildings. Modern houses in or adjacent to the Conservation Area tend to be in red brick, though there are some on The Street which also use flint.

Most flints are cobbles but the church is in knapped flint, with stone dressings and window mullions, reflecting its high status. Parts of the church are also rendered and the roof is lead. The Manor House also uses stone in a highly decorative carved surround to the front door and to the gate piers. This building has black glazed pantiles to the roof. A former Wesleyan Chapel on The Street uses yellow coloured gault brick with very small flint pebbles to the walls. There are a small number of houses that have been rendered and painted, some in inappropriate hard cement render. Several buildings feature attractive date or name stones.

Windows are traditionally painted timber, in casement form. There are several examples of inappropriate uPVC windows (see [section 7.2](#) for more details). Doors are also typically painted timber but again there have been some inappropriate uPVC replacements.

Materials Palette



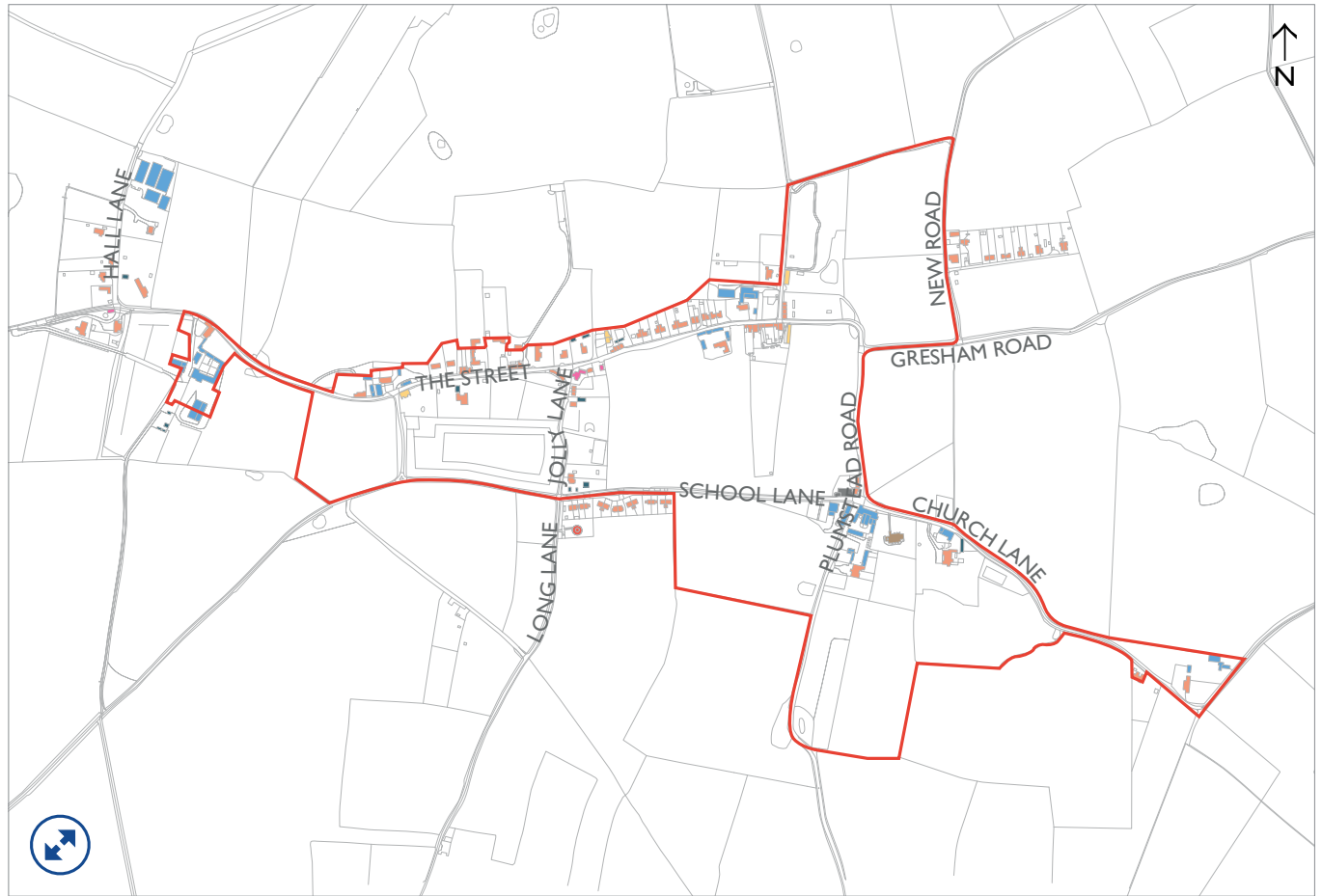
4.4.2 Building Types and design

Most buildings within the Baconsthorpe Conservation Area are residential. Many were originally constructed for that purpose but there have been some conversions of agricultural or other buildings to residential use. There are ranges of small cottages, short rows of terraces and larger detached houses. There are several farms in the village, with barns and other agricultural buildings grouped around the farmhouse. The church, village hall and water tower are each unique uses in the village (the latter two located outside the Conservation Area boundary).

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KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Agricultural
- Residential Conversion: Other
- Barn/Agricultural
- Garage/Outbuilding
- Village Hall (formerly a school)
- Water Tower



Plan showing types of buildings in Baconsthorpe Conservation Area © 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.

Historic Cottages and Terraces

Historic cottages are typically two storeys. They are mainly located on The Street with a small number on Jolly Lane, Plumstead Road and Church Lane. They are either detached houses set slightly back from the road edge or are set in small terraced rows directly up against the side of the road.

They usually have flint cobble and red brick walls, with pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details, such as dentilled cornices. However, there are a few that have been rendered and painted, particularly at the east end of The Street, which is generally unsympathetic.

Additional windows are timber framed casements or occasionally timber sashes, though these are typically reserved for the larger houses. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC. As with windows, traditional doors are painted timber, though there are also several uPVC examples.

One cottage, on the corner of Jolly Lane and The Street, is in poor condition. It has patchy render and is overgrown with vegetation.



Terrace of cottages on The Street dating from 1890



Vacant cottage on the corner of Jolly Lane and The Street



Cottage on Jolly Lane



Cottage from 1875 on the corner of Plumstead Road and School Lane



Frontage of cottages on The Street, some with unsympathetic windows, doors and render



Cottages on The Street

Larger Houses

The grandest house in the Conservation Area is the Manor House, which is originally 16th century but with an early 18th century remodelling. This is built mainly in red brick and black glazed tiles, both common materials in the area, but its frontage is designed in a fashionable Classical style rather than the typical vernacular form cottages take. It has a symmetrical frontage with a central two-storey projecting entrance porch. Windows either side of the porch are elegant timber sash windows framed with quoin details in brick. There are also brick quoins to the corners of the entrance porch and the main building. Brick string courses are also used and the key element of embellishment is the carved stone surround to the main door. The door surround features fluted Corinthian columns and an overdoor light featuring the crest of the Newman family between two lionesses.

The other very large house in the Conservation Area is the Rectory, sitting to the east of the church. Its Georgian style would suggest a late-18th or early-19th century date. It is three storeys in red and gault brick, with a stone parapet and, unusually for the Conservation Area, a slate roof. Timber sash windows are used and a Classical architrave frames the painted timber panelled front door. These two buildings represent the higher end of society within Baconsthorpe.

The other larger houses within the Conservation Area, which are scaled between the small cottages and the Manor House and Rectory, are farmhouses. These are located at Pitt Farm, Ash Tree Farm, Dales House, Chestnut Farm and Manor Farm House. These employ many of the same materials as the cottages within the village but are usually a bigger scale and have a more formal in appearance, such as with symmetrical facades or sash windows. The farmhouse at Pitt Farm is the largest of these. It has had most of its windows replaced with unsympathetic uPVC. However, one brick mullioned window on the west side with leaded lights is characteristic of the 16th or 17th century and suggest that this building is of considerable age. There are reports of the building having a panelled room which was relocated here from elsewhere, as well as the building being associated with Anne Boleyn.¹⁵

The White House on The Street is another larger house, which is Grade II listed. It gains its name from its render finish, unusual for the Conservation Area. It is 18th century in date and features black glazed pantiles, a dentilled timber corner, gault brick chimneys and sash windows.



The Manor House



The Rectory



Brick mullioned window on the farmhouse at Pitt Farm which stylistically dates to the 16th or 17th century



The farmhouse at Pitt Farm



Major Farm House



Dales House, with interesting brickwork patterns spelling out 'TW'



The farmhouse at Ash Tree Farm



The White House



Modern Houses

Within the Conservation Area there are individual detached modern houses dispersed throughout the village and a row of semi-detached houses along the north side of The Street. The semi-detached houses are a mix of red brick houses, probably built as council houses in the mid-twentieth century, and some later flint and brick houses of a more traditional design. All of these have concrete roof tiles and there is a mix of windows, mainly uPVC casements. Other modern houses within the Conservation Area usually are in red brick and are often bungalows. An exception is the two storey, Georgian style house at the north side of the junction between Jolly Lane and The Street which has been built with a sensitive doorcase and timber sash windows.



Recently built two storey Georgian style house on the junction of Jolly Lane and The Street



Red brick semi-detached houses on The Street dating from the mid-twentieth century



Flint and brick late-twentieth century semi-detached cottages on The Street



Mid-late-twentieth century bungalow on The Street



Conversions to Residential

Several different building types in Baconsthorpe have been converted into residential accommodation. Mainly these consist of barn conversions. Two large barns, one opposite Ash Tree Farm on The Street and to the east of Chestnut Farm, are former threshing barns, with the large double door ways in the sides of the barns converted into windows. Narrow slit windows of the barns have also been retained and glazed in, preserving the agricultural character of the buildings. Smaller agricultural buildings have also been converted, such as the long single-storey range called the Long Barn to the south of Chestnut Farm. This has had casement windows added in but generally retains its character.

A Wesleyan Chapel, built in 1844, has been converted into a house. The conversion has taken place sensitively, with the original tall arched windows on the north elevation retained. These and the glazed double door have some blue panes of glass. There is a terracotta name and date plaque on the north elevation. The small pebbles of flint used as the main wall material are distinctive and are in contrast to the usual larger flint cobbles used on vernacular buildings.

The former post office has also been converted into a house. The building stands on the junction of The Street and Jolly Lane. It is white rendered, with a house range to the south and what was likely to have been the post office to the north-east. This is denoted by a larger ground floor window and door with a post box set into the wall to the right (a modern glazed porch has been added over the door). The building has timber windows, is white painted render but retains an interesting dentilled red brick cornice.



Barn conversion east of Chestnut Farm



Barn conversion at Ash Tree Farm



The Long Barn, converted to residential



The converted Wesleyan Chapel

Barns and Farm Buildings

Throughout the village there are various farm buildings and outbuildings, mainly congregated around the farms but individual houses also sometimes have smaller outbuildings. Often these are single storey ranges, vernacular in style and set around yards, using flint and red brick with pantiles. They often have timber plank stable style doors and minimal windows.

Some are open on one side to house carts and now vehicles. Some larger farm buildings remain in use, such as the large threshing barn on Chapel Lane which has large timber double doors on the north side and some distinctive red brick ventilation panels made by leaving gaps between bricks. The barns at Pitt Farm are exceptionally large, with tall, wide pantile roofs, which demonstrate that the farm was likely to have been one of high status in the past.



Large barns at Pitt Farm



The former post office



Threshing barn remaining in use on Church Lane



Farm buildings on Plumstead Road



Farm buildings on The Street

Village Hall

The former National School on School Lane is now the village hall. It is a single storey building of flint cobbles with red brick dressings. There are interesting pediment details above two of the windows facing the street, one of which has a plaque stating '1816 National School'. There is also a distinctive dormer above the central window. Timber casement windows are used and these may be later replacements. The list description notes that the plan of the school has remained unaltered since before 1867.



The former National School, now village hall

St. Mary's Church

The church, which has origins in the 13th century but was heavily restored in the 1860s by S.S. Teulon, is built of knapped flint with limestone dressings. The north aisle is rendered and the roof is lead. The crenulated parapet of the tower is distinctive. Windows are typically Gothic in design with traceried windows.



St. Mary's Church

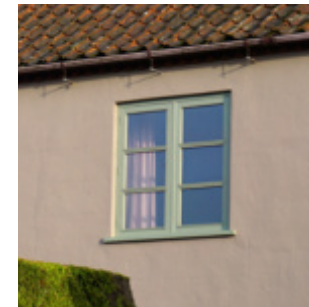
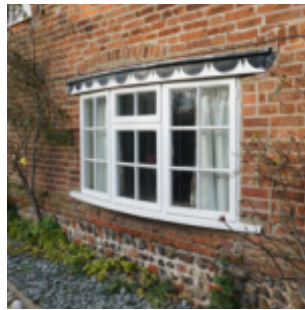
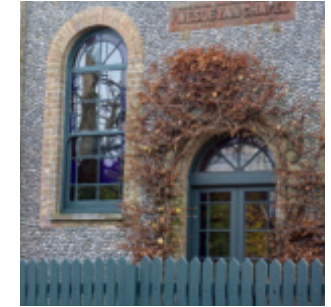
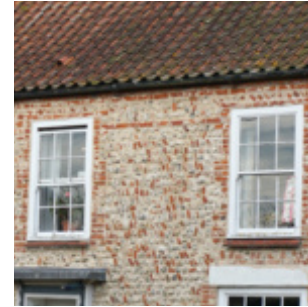
Water Tower

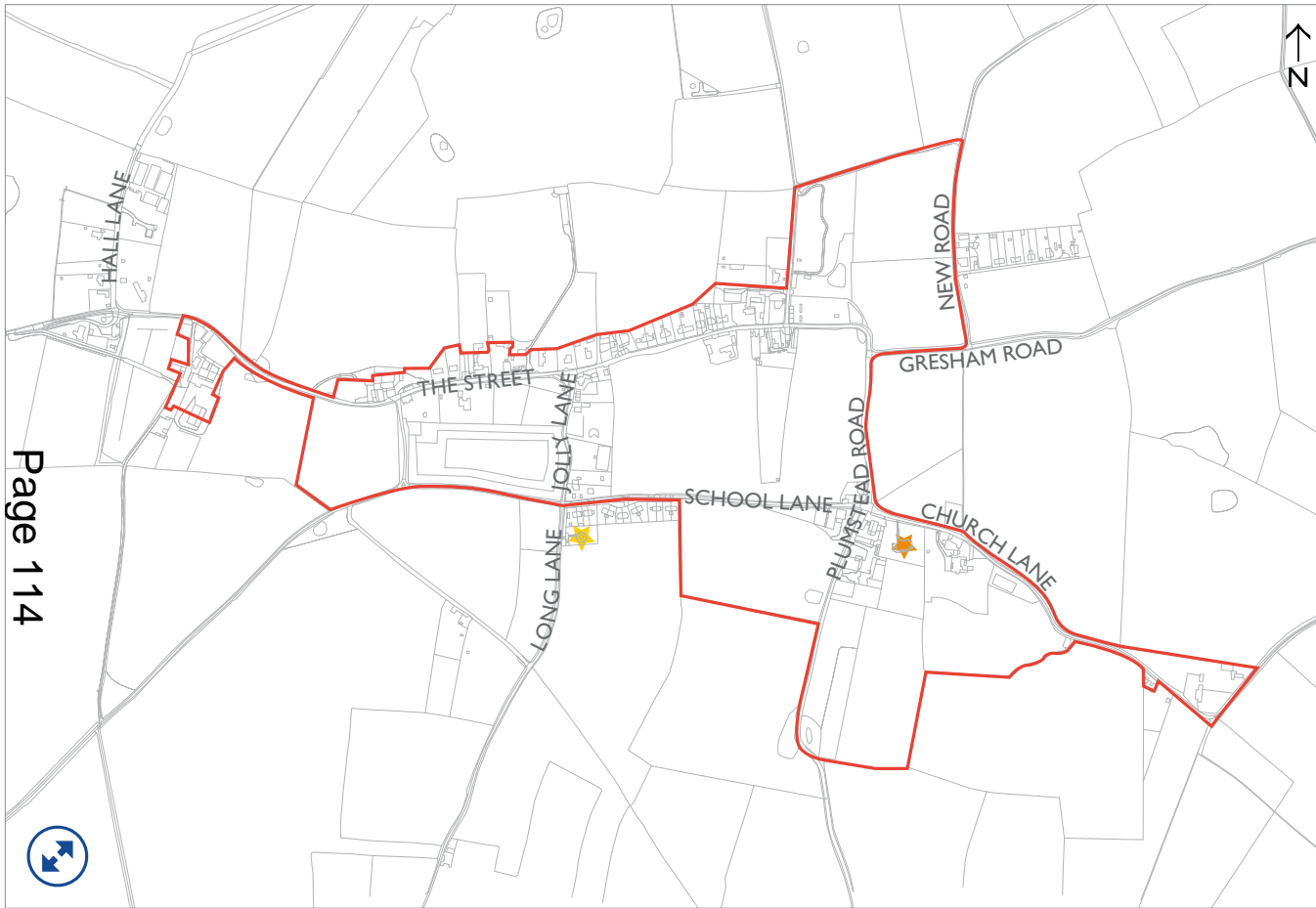
The water tower was built in the late-20th century. It is of concrete painted white. The circular structure has a wider tank at the top supported on a central staircase and perimeter piers. The building is an incongruous feature within the landscape, though is something of a landmark.



The water tower

Doors and Windows Palette





KEY

- Conservation Area Boundary
- ★ Major Landmark
- ★ Local Landmark

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Section 5

Heritage Assets

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

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[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Baconsthorpe Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual 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.

There are seven listed buildings within the Conservation Area. The listed buildings comprise the Grade II* listed Manor House and Church of St Mary's and five Grade II listed buildings or structures, including two listed gate piers for the Manor House.

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

The location of Listed Buildings is shown on page [XX](#) and listed in detail in the heritage asset audit at [Appendix C](#).

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 decisions, but which are not formally designated.¹⁶ 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 strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). 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, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.





Buildings within Baconsthorpe have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

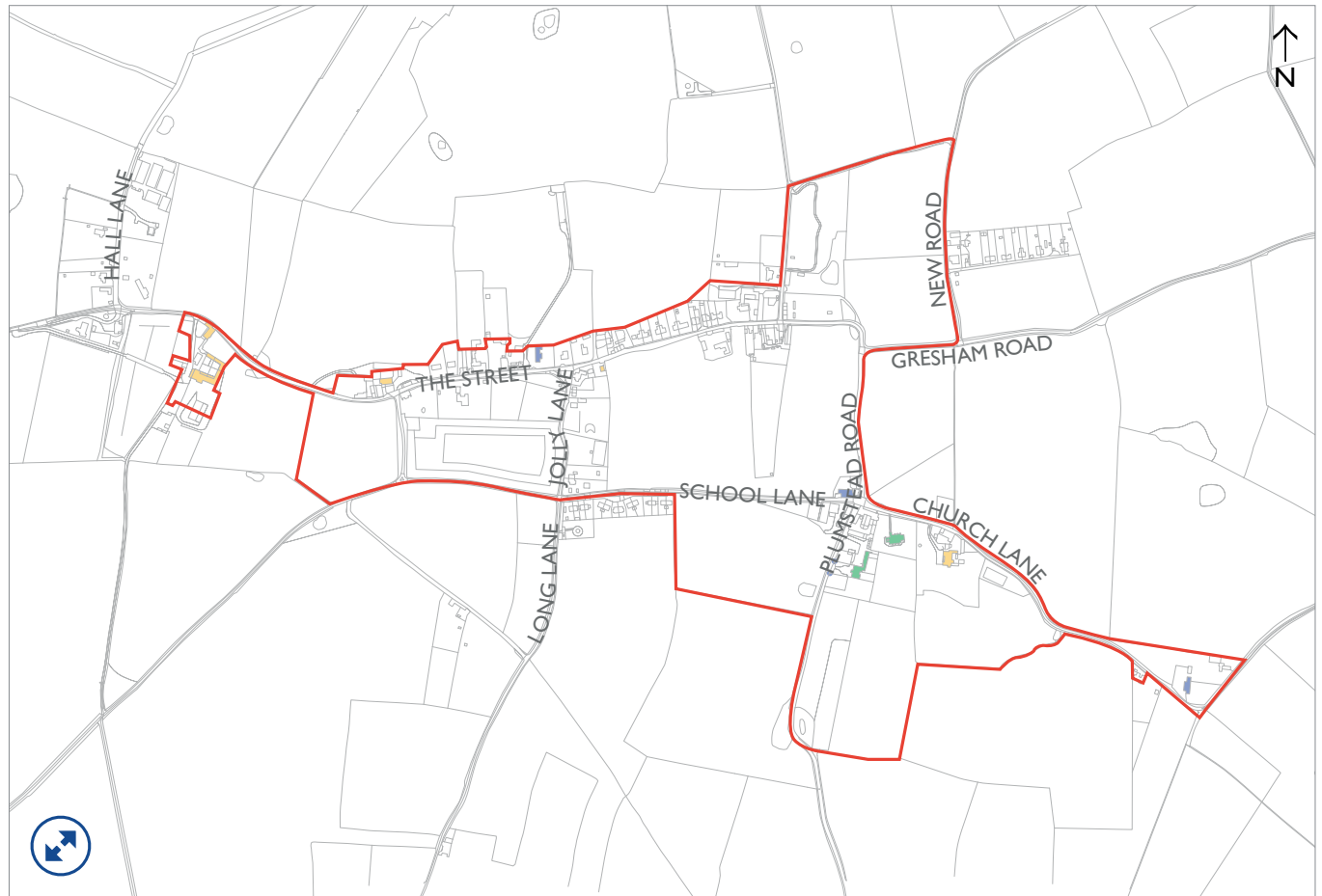
The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

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KEY

-  Conservation Area Boundary
-  Grade II*
-  Grade II
-  Potentially Locally Listed

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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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. ¹⁷

The parish of Baconsthorpe is located south-west of Sheringham between Plumstead and Bodham and is thought to date from the Norman period, with the name implying ownership by the Bacon family (Bacon is an old French nickname). The Domesday Book of 1086 records three landowners and the names of tenants before 1066, which suggests there was settlement prior to the Norman invasion in 1066.

There are several records for archaeological remains dating to the prehistoric, Roman, and medieval period, including fifteenth century Baconsthorpe Castle and Hall, which are now in the possession of English Heritage.

Prehistoric activity has been evidenced in the recovery of a Neolithic adze (NHER 35205) and scraper (NHER 35207). A Bronze Age socketed axe has also been found (NHER 6556), as well as Bronze Age cropmarks of a ring ditch recorded near to Breck Farm (NHER 6566) and a prehistoric burnt mound (NHER 17942).

Roman activity appears to be concentrated within the north of the parish, with scatters of a building material and pottery near Baconsthorpe Hall giving rise to the suggestion that there may have been a Roman villa (NHER 6560) nearby. Similar scatters of Roman material (NHER 17942, 18066 and 18061) have been recorded close to the Bronze Age barrow and may represent a Roman settlement. A Roman coin hoard (NHER 6559) of 9000 to 17000 silver and copper alloy coins dating to the 3rd century has also been found in the north of the parish.

Despite mention of landowners in the Domesday Book (Ketelbern and Wulfric) there is no recorded archaeological evidence for Saxon activity within the parish.

The medieval period is primarily represented by a number of standing buildings dated to this period. Evidence of a manor dating to the fifteenth century has been recorded on the site of the later eighteenth century Manor House (NHER 22741) and the church of St Mary's (NHER 6575) is mainly fourteenth century with some parts of the chancel dating to the thirteenth century.

Baconsthorpe Castle (NHER 6561) is a fifteenth century flint faced fortified and moated manor house that was built by the Heydon family. The gatehouse (Baconsthorpe Hall) outside the moat was added in 1560 when the older structures were converted into a factory producing woollen yarn. They were partially demolished in 1654 to provide building material for nearby Felbrigg Hall and are now in ruins.

Pottery scatters dating to the post-medieval period have been found throughout the parish, including some Flemish floor tiles (NHER 35209). Pitt Farm (NHER 29087) is a sixteenth or seventeenth building that has associations with Anne Boleyn.



Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Baconsthorpe.

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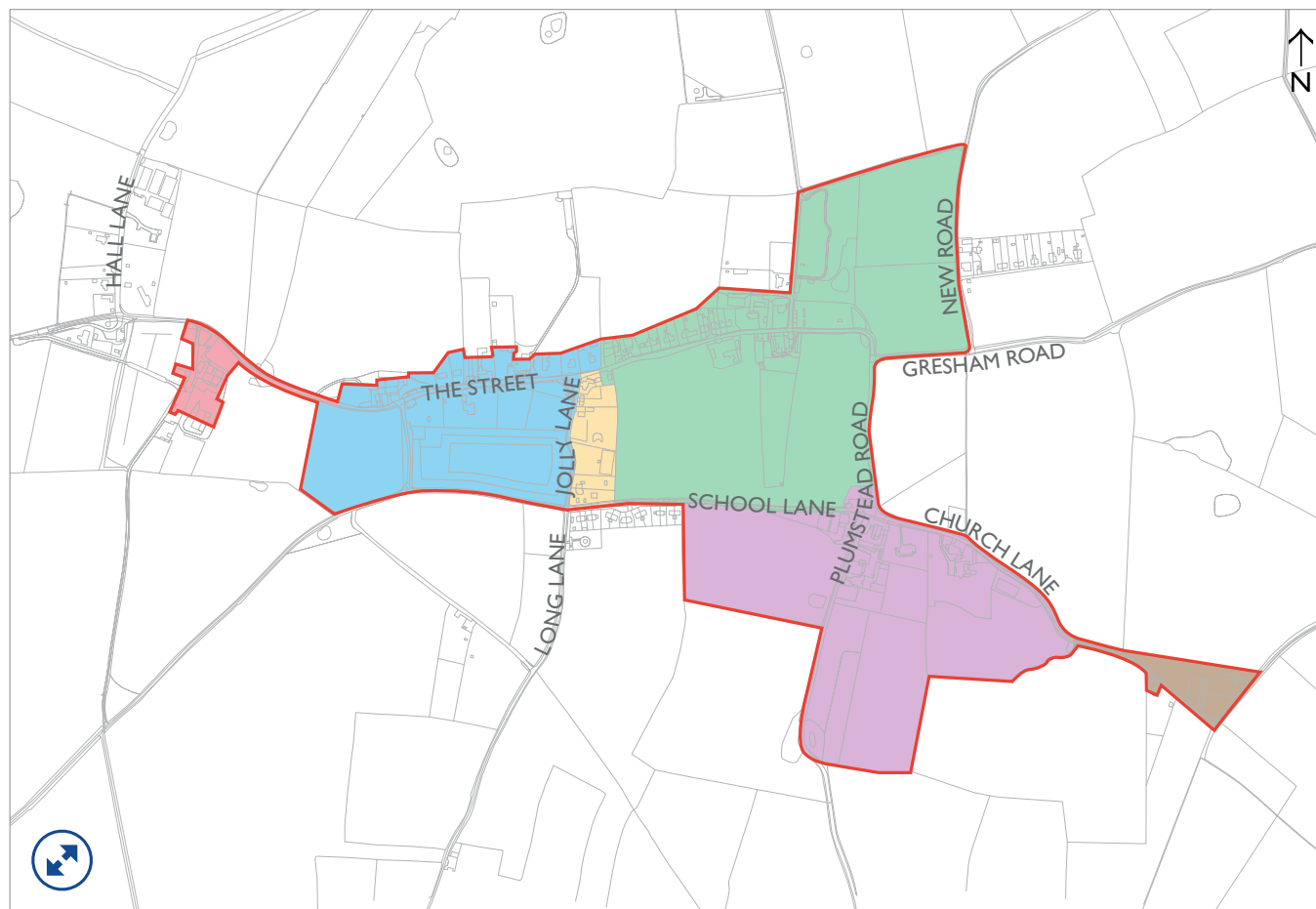
Contents

- [1 The Street \(1\)](#)
- [2 The Street \(2\)](#)
- [3 The Street \(3\)](#)
- [4 Jolly Lane](#)
- [5 School Lane/Plumstead Road](#)
- [6 Manor Farm House](#)

6 Street-by-Street Assessment

Each of Baconsthorpe's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan in Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



Street by Street 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
- The Street (1)
- The Street (2)
- The Street (3)
- Jolly Lane
- Church Lane/Plumstead Road
- Manor Farm House

1. THE STREET (1)

Winding country lane with semi-enclosed feel, high hedges and trees line parts of the road which crosses a pond and wooded area as you head east. Pitt Farm and its associated barns are a key group of buildings set on the outskirts of the village.



Defining Features

- Brick and flint materiality.
- Pitt Farm complex, including large circa. Sixteenth century farmhouse and large historic barns.
- Sense of enclosure from hedges and walls but some field boundaries open with views out across fields.
- Bridge over pond, with trees surrounding.
- Open fields/farmland on both sides of the road.

Key Issues

- Use of uPVC windows on historic buildings.
- Use of potentially cementitious render to historic buildings.
- Some modern agricultural barns of corrugated metal which are incongruous to the historic character of the Conservation Area and can be seen from the east.
- Views north-west to other modern agricultural barns.

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.
- Consider planting to screen modern agricultural barns.

Listed Buildings

N/A

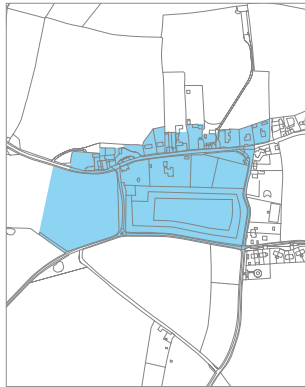
Proposed Locally Listed Buildings

- Pitt Farm and barns

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2. THE STREET (2)

High hedges and mature trees line this straight section of road, giving way to flint cottages and barns that have been built up to the road's edge that evoke a village-centre feel. Though the hedges lining the road are high, open fields in both directions means that it does not feel enclosed.



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Defining Features

- Flint and brick cottages and barns close to the road/no boundaries to front.
- Barn conversions.
- Mix of detached houses and small runs of terraced cottages.
- Ash Tree Farm is the principal farm complex in this area.
- Fields still line roadside in places, particularly to the south, behind hedgerows.

Key Issues

- Some examples of uPVC windows.
- Satellite dishes on front facades visible from the street.
- Some ivy growth on buildings.
- House on the south-west corner of the Jolly Lane/ The Street junction is in particularly poor repair, with excessive vegetation growth over most of the building and cement patch repairs to render.

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- Locate satellite dishes where they are not visible from the road.
- Carefully remove ivy/vegetation growth to prevent damage to buildings and repair any damage caused using lime mortar.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.

Listed Buildings

Grade II*

- The White House

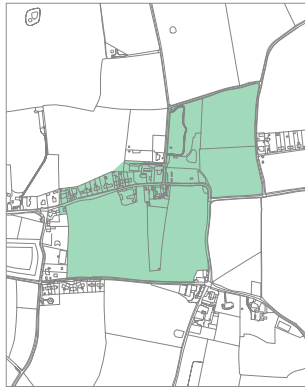
Proposed Locally Listed Buildings

- Ash Tree Farm



3. THE STREET (3)

The eastern end of this area is a straight road with an open feel due to front gardens and lack of hedges bounding fields. Houses are a mix of historic cottages and farm buildings, short rows of terraced historic cottages and mid-late-twentieth century semi-detached houses. Wide open fields to the north-east.



Defining Features

- Open feel, with expanse of farmland to the north-west, south and open front gardens to many houses.
- Historic buildings of red brick and flint with pantiles.
- Modern former council semi-detached houses in red brick or flint.
- Farm buildings on the south side and east end of The Street
- Slightly winding, downhill road.
- Trees and hedges lining many boundaries.
- Former Wesleyan Chapel at west end of the area.
- Views from fields to the north west back towards the church tower and water tower.
- Views north out of the Conservation Area to Baconsthorpe Castle.

- Some examples of cementitious render on historic buildings.
- Lack of bin storage for terraced cottages which front directly on to the road.
- Some loss of front boundary hedges to front gardens in order to create wider parking bays, which puts the emphasis on driveways and cars.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows and doors.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.
- Retain or replace front boundary treatments to at least part of front boundaries.

Listed Buildings

None

Proposed Locally Listed Buildings

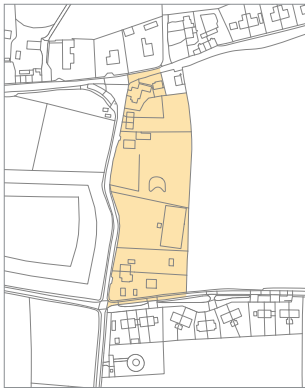
- Wesleyan Chapel



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4. JOLLY LANE

Narrow country lane, enclosed by mature trees and hedgerows, with some flint houses to the east, and open field to the west.



Defining Features

- Narrow single track lane.
- Flint cottages to east.
- Mature trees and high hedgerows.
- Open farmland to west and large gardens to east.

Key Issues

- Some examples of uPVC windows and doors.
- Untidy storage area at the south end on the west side of the lane.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows and doors.
- Tidy storage area.

Listed Buildings

None

Proposed Locally Listed Buildings

None



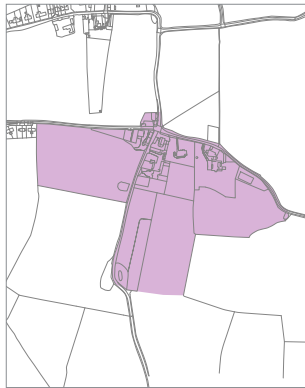
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5. SCHOOL LANE/PLUMSTEAD ROAD

Small pocket of the settlement built up around St. Mary's church, featuring grander houses and farm buildings, set in open farmland with rural open feel.



Defining Features

- St Mary's Church and churchyard.
- Baconsthorpe Manor and distinctive gate piers.
- The former National School building (now village hall).
- Crossroads location.
- Open farmland in all directions.
- Playground.
- Views north from School Lane to buildings on The Street.
- Views west towards the water tower.

Key Issues

- Some farm buildings in poor condition.
- Large silo in farm yard detracts.
- Utilitarian tarmac car park to playground and unattractive recycling bins.
- Shelter in playground in poor condition.

Recommendations and Opportunities for Enhancement

- Repair buildings using sensitive materials and techniques, and keep in good repair.
- Remove silo if possible.
- Upgrade surfacing in car park.
- Repair shelter in playground.

Listed Buildings

Grade II*

- The Manor House
- Church of St Mary

Grade II

- Right and Left gate piers to Manor House and attached, splayed garden wall
- The Old School

Proposed Locally Listed Buildings

- The Rectory





6. MANOR FARM HOUSE

Winding, enclosed, narrow country lane, with tall mature well-tended hedges lining the road, set in open farmland. Manor Farm House at the east end, with a few agricultural buildings in the grounds. Small cottage on the south side of the road.



Defining Features

- Winding and narrow road.
- Large hedges and intermittent trees lining the road.
- Rural setting with views out over fields and south to the church tower in Plumstead.
- Manor Farm House on corner with agricultural buildings.
- Small cottage to south, possible with an outlining converted forge or bake house.

Key Issues

- Some examples of uPVC windows and doors.
- Some outbuildings not in use, in poor condition and overgrown with ivy.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows and doors.
- Carefully remove ivy/vegetation growth to prevent damage to buildings and repair any damage caused using lime mortar.
- Bring vacant buildings back into an appropriate use to secure their long-term future.

Listed Buildings

Grade II

- Manor Farm House

Proposed Locally Listed Buildings

None



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Section 7

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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[7.2 Negative Features](#)

[7.3 Rural Character and Suburbanisation](#)

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[7.6 Second Home Owners, Caravan Sites and Tourism](#)

[7.7 Dark Skies and Light Pollution](#)

[7.8 Climate Change](#)

7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are few examples of structures in poor condition. These include:

- On the corner of The Street and Jolly Lane is a cottage which is very overgrown, with ivy and other vegetation growing over the walls and roof of the cottage and attached outbuilding. Timberwork to some of the windows is in poor condition, with flaking paint and some rotten sections. There are also patches of what appears to be cement render to the main cottage, which is an inappropriate material for historic buildings (see section 7.2 for further details).
- The timber shelter in the playground is damaged, with some panels having fallen down;

- Roofs to some barns around the Church Lane/ School Lane/Plumstead Road junction are in poor condition, with ivy growth, some collapsed sections of roof and masonry that is in need of repair.
- There are vacant historic barns at Manor Farm House, one of which has lost its roof and the remaining walls are in a poor state of repair, with vegetation growing over them.
- Cement render appears to have been used on a few buildings within the Conservation Area. In some cases this has cracked. Cement render is impermeable and can lead to the trapping of moisture within historic buildings, which is a threat to its condition.

Vacancy can be a particular threat to the condition of historic buildings, as it can mean that problems are not spotted and repaired in a timely manner, leading to larger scale repairs that are more costly to fix.



Overgrown cottage at the corner of Jolly Lane and The Street



Timber work in poor condition



Cementitious render repairs



Damaged shelter at the playground



Barns in poor condition as seen from the churchyard



Remains of a barn at Manor Farm House

7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories to historic buildings. Changes to traditional fenestration and doors 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 or doors and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows or doors (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 and doors. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows and doors 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.

Inappropriate uPVC Windows and Doors



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Other modern additions to buildings (some of which occur within Baconsthorpe, though others which are general threats common in the locality) which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC downpipes and ventilation pipes, particularly when these are in a light colour instead of black;
- Satellite dishes visible from the public highway; and
- Solar panels visible from the public highway.

Within the Conservation Area there are a few public realm features which have a negative impact. At the playground the tarmac surface is quite basic and utilitarian, with unattractive (though useful and necessary) recycling bins in one corner. Unattractive wheelie bins are also difficult to hide from view where houses front directly onto the road. There is also an untidy storage area on Jolly Lane where doors, windows and other woodwork is stored in view of the road.

The water tower on School Lane is a key local landmark but is an incongruous modern feature in views.

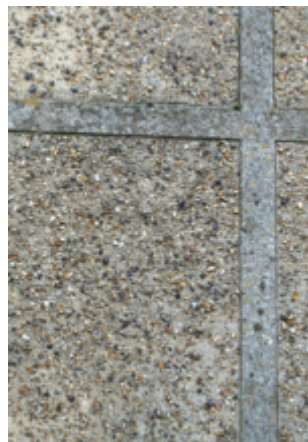
Further negative features are described in the sections below.



Wheelie bins outside properties on The Street



Satellite dish, aerial and uPVC window



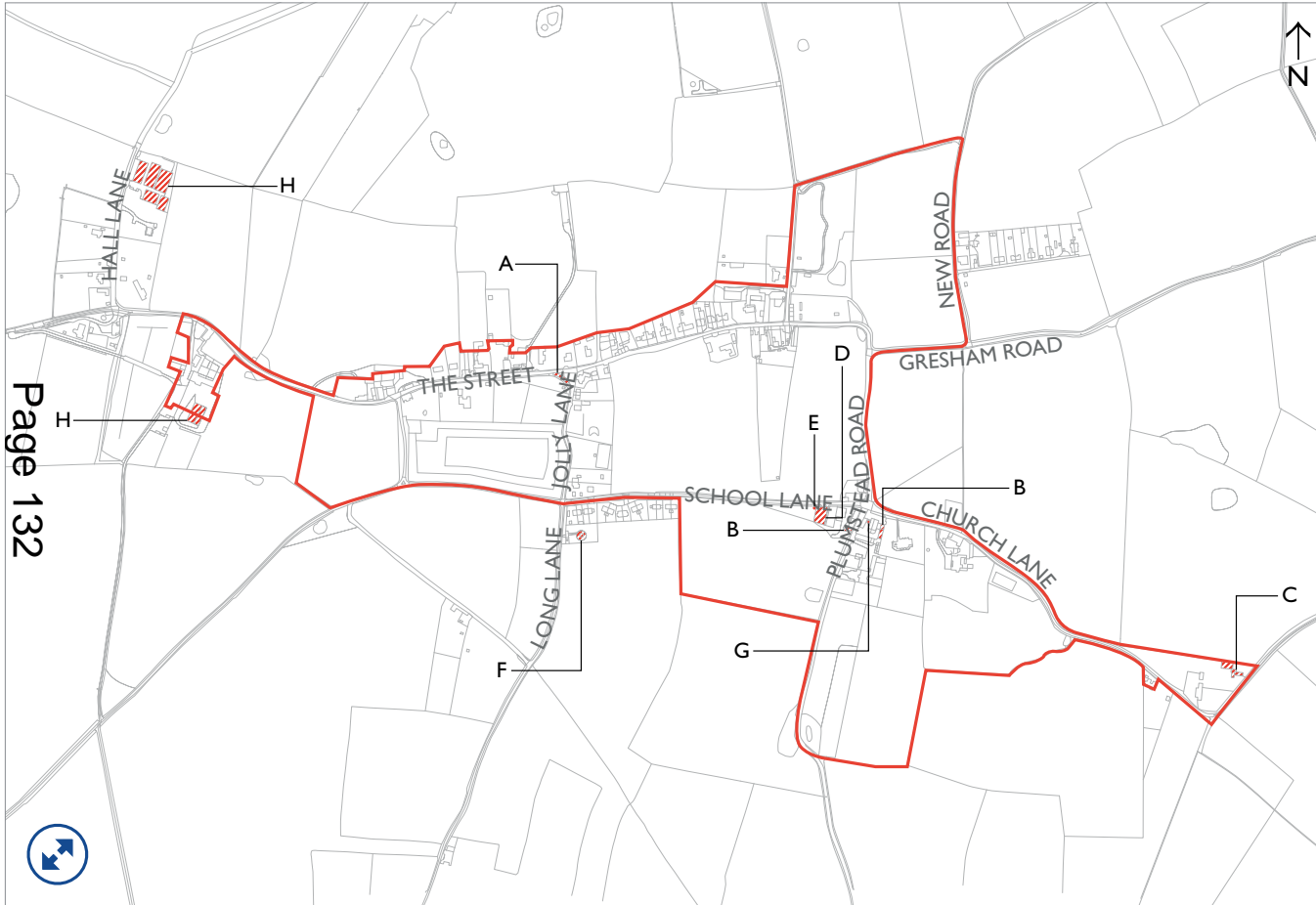
Cementitious render



Utilitarian car park at the playground



The water tower features in several views from within the Conservation Area



KEY	
	Conservation Area Boundary
	Negative Feature
A	Building overgrown and in poor condition
B	Poor condition
C	Vacant barn and barn in poor condition
D	Utilitarian car park
E	Damaged shelter
F	Water tower
G	Silo
H	Modern barns

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7.3 RURAL CHARACTER AND SUBURBANISATION

Baconsthorpe'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 improve 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, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. A few properties on The Street with front gardens have been converted to driveways, which has involved the loss of the front

boundary treatment. This increases the dominance of cars within the streetscape and involves the loss of greenery in front gardens. If off-street parking is necessary and deemed acceptable in planning terms it should preserve part of the boundary treatment and garden to minimise the impact.

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 (see [section 7.7](#) for more details). 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.



Incongruous conifer tree



Front gardens converted to driveways



7.4 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Baconsthorpe there are large barns in the setting of the Conservation Area to the west of the village, at Pitt Farm and at Hall Lane Farm. These can be seen in views from The Street and from the lane to the east of Pitt Farm. A modern silo is also located near the Manor House and is clearly visible from the road.



Modern silo



Modern barn seen from The Street



Modern barns seen from The Street

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Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also 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 keeping with the character of the Conservation Area. Increased planting around the barns would also help to alleviate the situation.



7.5 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edge of Baconsthorpe into the surrounding agricultural landscape. There are also large fields between groups of buildings in the Conservation Area, which are important for establishing its rural character and in creating views of buildings, particularly the church tower.

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 are unlikely to be appropriate in Baconsthorpe but if deemed appropriate they should remain small in order to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development 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 does 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 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.

7.6 SECOND HOME OWNERS, CARAVAN SITES AND TOURISM

Baconsthorpe’s location in North Norfolk means that it could be a choice for second home owners and for investors creating holiday accommodation, though the pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There has been pressure for an increase in the size of the camp site at Pitt Farm, which has recently been granted permission subject to landscaping design and materials. Another camp site, Soul of Norfolk, is located to the south of Baconsthorpe. There could be further pressure for increased size and number of camp and caravan sites. The visual impact of these would need to be assessed carefully to ensure that they would not cause visual harm to the setting of historic buildings and landscape.



7.7 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are no streetlights in Baconsthorpe, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Baconsthorpe at night.

7.8 CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Apart from the damage caused by storms and flooding, wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

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.

Permission has recently been granted for two new wind turbines within the vicinity of Baconsthorpe: one to the north-east at Pond Farm and one to the north-west at Selbrigg. These will add tall modern features within views from Baconsthorpe, though the turbine will be seen as small and at a distance. However, there could be pressure for further turbines which would have a greater impact on the setting of the Conservation Area.

Section 8

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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8.1 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 the Baconsthorpe Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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

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





8.2 CONSERVATION PHILOSOPHY

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

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Baconsthorpe is its well-maintained historic built environment. 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.

Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.

Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.

- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched

roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.

- The village will be managed to maintain the existing contrast in density of building between the pockets of buildings on The Street, at the Plumstead Road junction and at outlying farms, with open fields between the groups of buildings.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- 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. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The presence of agricultural farmland to the south of the village will also be continued.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Baconsthorpe that is a fundamental part of its character, which includes predominately flint, complemented by brick and red clay 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 in order prevent problems with condition and to rectify and issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the 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.

8.3.2 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 and the streetscape 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 village's history.

Recommendations

- Original and historic windows (including dormers and bay 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.
- 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 will 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, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, Extensions and Demolition

Baconsthorpe 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, the streetscape and 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. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

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

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

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 contributes positively in terms of layout, 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/roof 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 Listed Buildings and proposed Locally Listed Buildings within the Baconsthorpe Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Baconsthorpe at this time.

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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 the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will 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 will 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 satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area and should not adversely erode the rural setting between and surrounding existing buildings. In Baconsthorpe the spaces between groups of buildings are important as they create a rural setting and provide views across fields to other buildings, particularly the tower of St. Mary's Church. It will be important that these open spaces between buildings are not eroded through new development.

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

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 new development 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 be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, 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.
- The open setting of Baconsthorpe and the open fields between groups of buildings will be preserved (see also section 8.3.6 of setting and views below).

New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape and Public Realm

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape 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 on a street but to repeat the change multiple times would diminish the character of the street.

Baconsthorpe is a rural village and its public realm should reflect this. 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.

Current public realm features within the Conservation Area and are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- 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.
- The grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area will be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Road markings will be kept to a minimum necessary and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.



8.3.6 Green landscape, setting and views

The setting of Baconsthorpe contributes to its special interest. The physical setting encompasses wide open agricultural land, both within and outside of the Conservation Area boundary. This blending of the rural landscaping in amongst the built development of the village is one of its key characteristics and should be preserved. Development which erodes the open setting of the buildings should be avoided. If limited development is deemed appropriate it may benefit from screening with planting to maintain the rural characteristics of the village.

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The historic link to Baconsthorpe Castle is an important one and lanes and footpaths which link the village and the Castle site should be preserved and clearly signposted. Views to the Castle from the Conservation Area should be preserved.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Views of key buildings, especially the tower of St. Mary’s Church, and of groups of buildings across fields, should be preserved.

Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

New or expanded campsites could have the potential to impact on the visual setting of the Conservation Area. They will need to be planned carefully and with built features and tents/camping pods/etc located discreetly.

Recommendations

- The setting of the Conservation Area and the open fields within the Conservation Area boundary will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the tower of St. Mary’s Church and the Castle, will be preserved.
- Excessive use of external lighting will be avoided.
- New or expanded campsites should be planned carefully to minimise harm to the setting of the Conservation Area.

8.3.7 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 have 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. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.



Recommendations

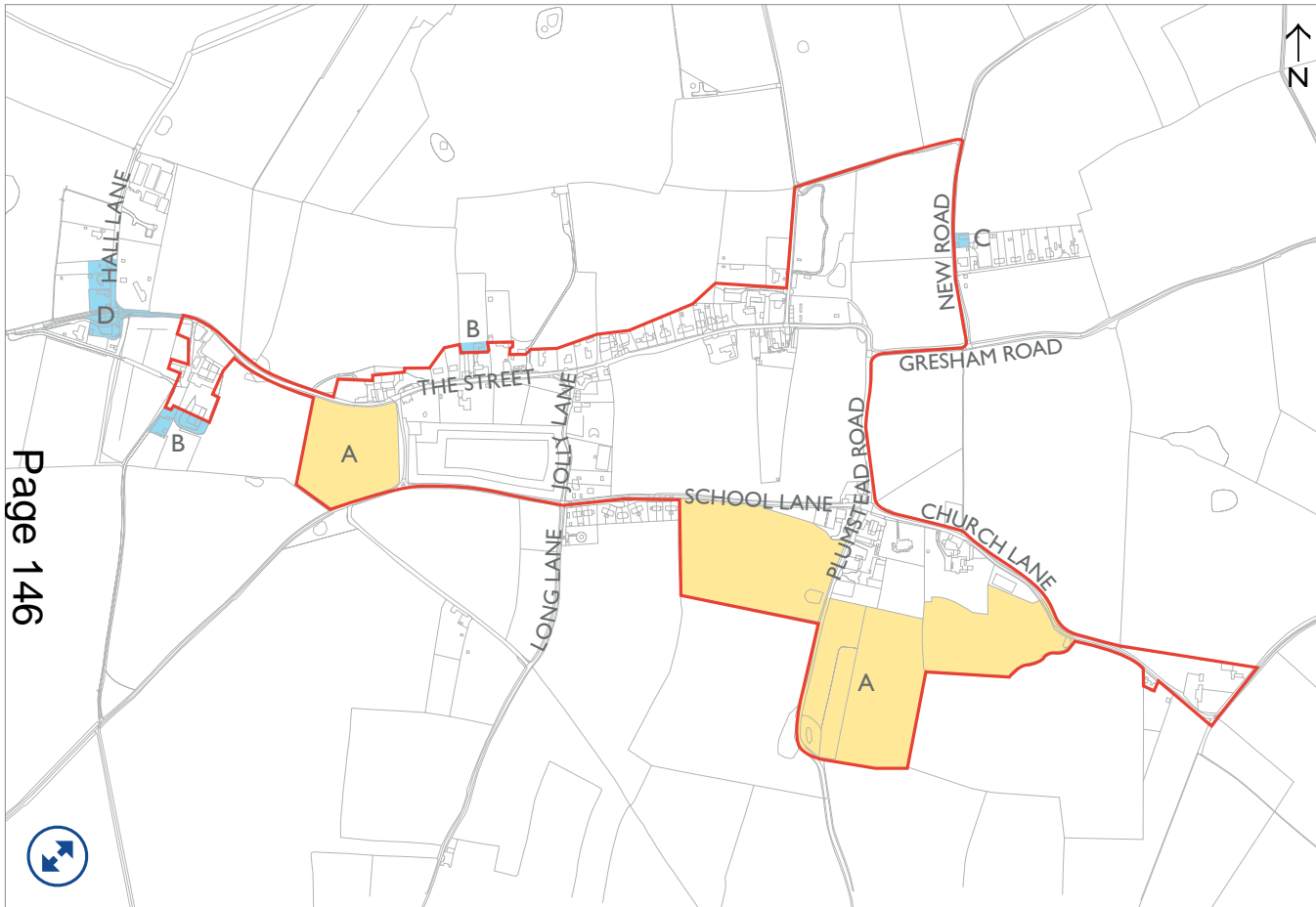
The boundary of the Baconsthorpe Conservation Area includes several large fields with no built development on them. Typically the boundary of a Conservation Area would focus on the buildings themselves. However, in Baconsthorpe one of the key characteristics of the Conservation Area is that there are pockets of built development which are visible across fields, which creates a visual connection between different parts of the area. The open fields are also important in creating views across the land towards groups of buildings and key landmarks. Some of the fields have therefore been retained within the boundary in order to preserve this aspect of the Conservation Area and to make it clear that the open fields within the village are part of its special character. Other fields to the south and west of the boundary are less important for the preservation of the character of the Conservation Area and do not provide the same important views. Therefore, these have been proposed for removal from the boundary.

There are some anomalies to the boundary in Baconsthorpe, with the boundary line cutting through buildings. Small sections of land have therefore been proposed for inclusion to standardise the boundary.

Lastly there are some historic buildings near to the edge of the Conservation Area boundary which are currently not included within it. These would benefit from the protection which Conservation Area designation brings and have therefore been proposed for inclusion.

- A Fields proposed for removal from the boundary because they do not provide key views and in order to provide more focus on built development within the Conservation Area boundary.
- B Two areas where the boundary cuts through buildings or does not include full groups of buildings. The changes are proposed in order to rationalise the boundary.

- C Historic cottage dated 1850 and therefore of a similar date to many of the buildings within the Conservation Area. The building is a well preserved cottage with similar characteristics to most of the buildings within the Area, such as the use of flint cobbles with red brick dressings and red clay pantiles.
- D A group of cottages at the corner of The Street and Hall Lane, two of which date from the early nineteenth century and shown on the Tithe Map, whilst the third replaced a building shown on the Tithe Map. As such, this area constitutes a part of the parish that was built historically. The buildings display similar characteristics of buildings within the Conservation Area, with the same flint and brick materiality. One building was, until recently, a public house and therefore also has added historic and communal value.



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KEY

- Conservation Area Boundary
- Area Proposed for Inclusion within CA Boundary
- Area Proposed for Exclusion from CA Boundary

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Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Baconsthorpe Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

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

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

PLANNING ADVICE

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

ADVICE ON CONSERVATION BEST PRACTICE

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

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

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

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



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

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

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

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

Endnotes and Bibliography



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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
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- 04 <https://opendomesday.org/place/TG1236/baconsthorpe/>
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- 08 Rigold, Baconsthorpe Castle, p. 3.
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- 15 <http://www.heritage.norfolk.gov.uk/record-details?mnf29087>
- 16 See Historic England *Local Heritage Listing* (2016) for more details
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ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 516 Baconsthorpe Tithe Map

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

PD 364/49: 1957 OS map

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MC 662/4 *Map of Estates of Hudson Gurney in Bodham and Baconsthorpe*, 1833

MF/RO 389/17 *Microfilm of a map of the estate of John Thruston Mostt Esq., in Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham*, 1807

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C/BAC Baconsthorpe photographs and postcards



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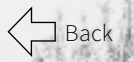
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LEGISLATION

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

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



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, 66). 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 harm¹⁸ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally incorporating 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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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
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
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.




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
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
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.
	

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.



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.



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.



Appendix D

Full Size Plans



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Appendices



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3 Historic Development

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5 Heritage Assets

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7 Vulnerabilities and Opportunities

8 Management Plan

9 Further Information

**Replace with
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Glandford

Conservation Area Appraisal and Management Plan

Second Draft: September 2020

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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.

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

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3.1 EARLY HISTORY

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.



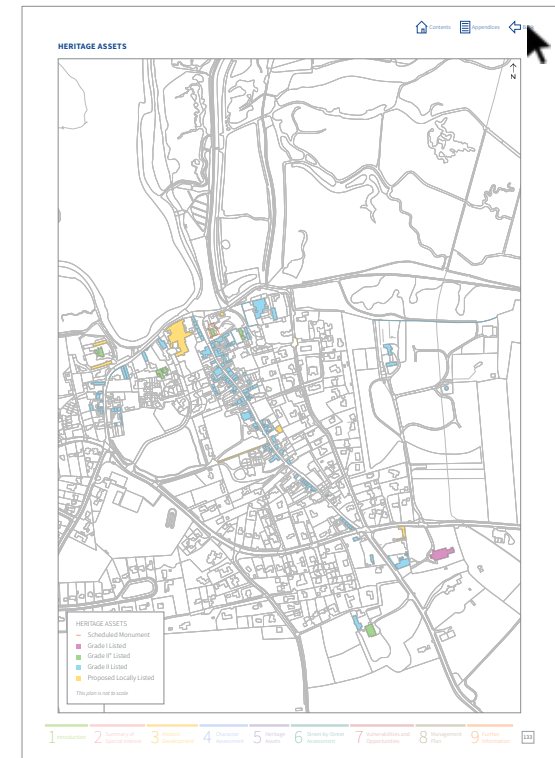
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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.



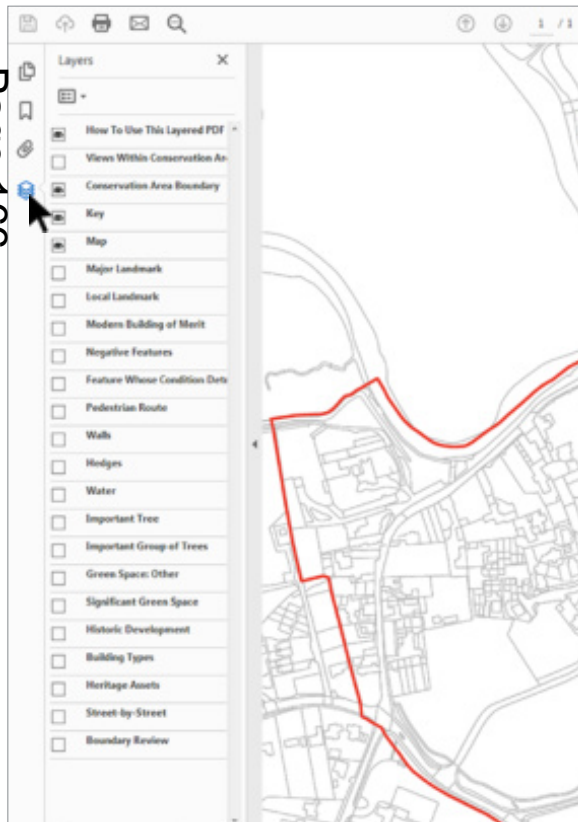
How to Use the Layered PDF in Appendix D

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.

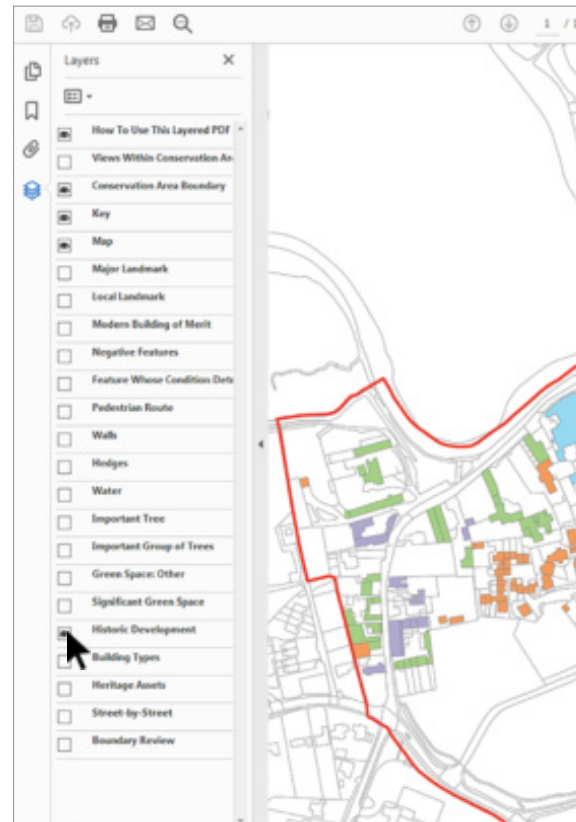
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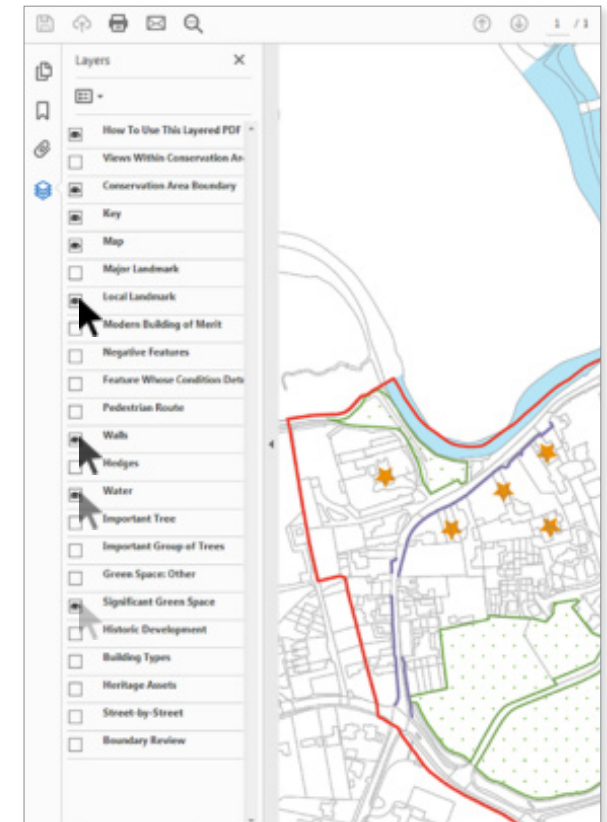
Viewing Different Layers

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 Glandford 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.

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1.1 GLANDFORD CONSERVATION AREA

The Glandford Conservation Area was originally designated in 1974. The designation covers the village of Glandford, including a section of the Blakeney Road running north-south towards the western end of the Conservation Area and Hurdle Lane running from the Blakeney Road to the River, on which the Church of St. Martin is located. It also extends northwards to Glandford Mill.

Glandford is a model village dating from the 1890s built by Sir Alfred Jodrell of Bayfield Hall, which includes several flint and brick cottages employing Dutch gable details and a church based on the medieval predecessor. 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 Conservation Area.

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1.2 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'*.¹

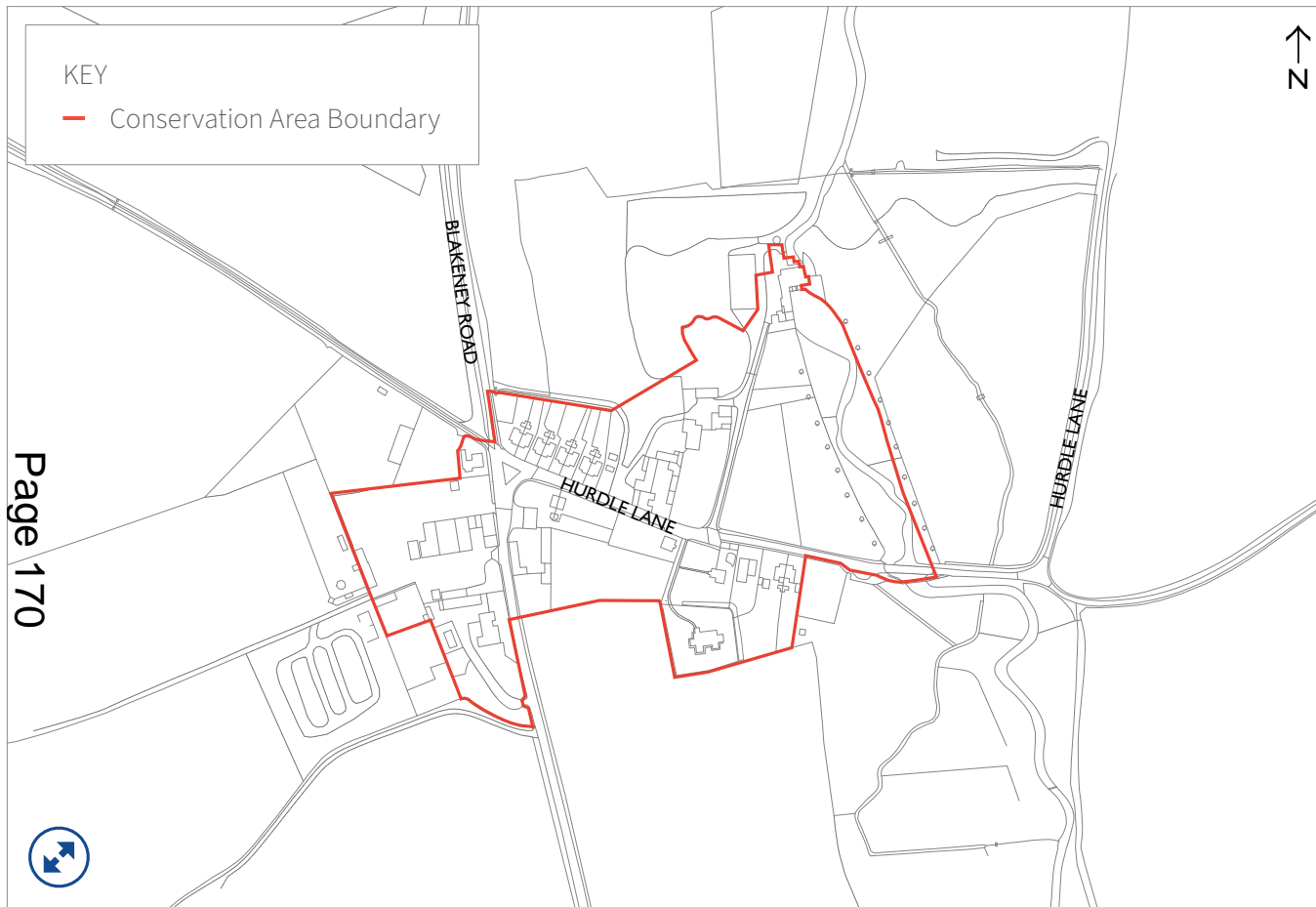
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and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

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

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

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* 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 Glandford Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north-norfolk_design_guide_adopted_2008_web.pdf.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.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 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.

Glandford 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.



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.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces 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 Glandford 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;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

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. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) 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 the public thoroughfares 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).*



1.4 WHAT DOES DESIGNATION MEAN FOR ME?

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

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- 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 Glandford Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 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.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.



1.6 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 Glandford Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period in January and February 2021. This includes the publication of the draft document on North Norfolk District Council’s website.

Other means of consultation carried out include:

- 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.
- A feedback form was made available on NNDC’s website to invite comments from Town and Parish Councils and other interested groups or individuals who have information which could inform the Appraisal.
- Opportunity for review of the draft appraisal by Glandford Parish Council.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

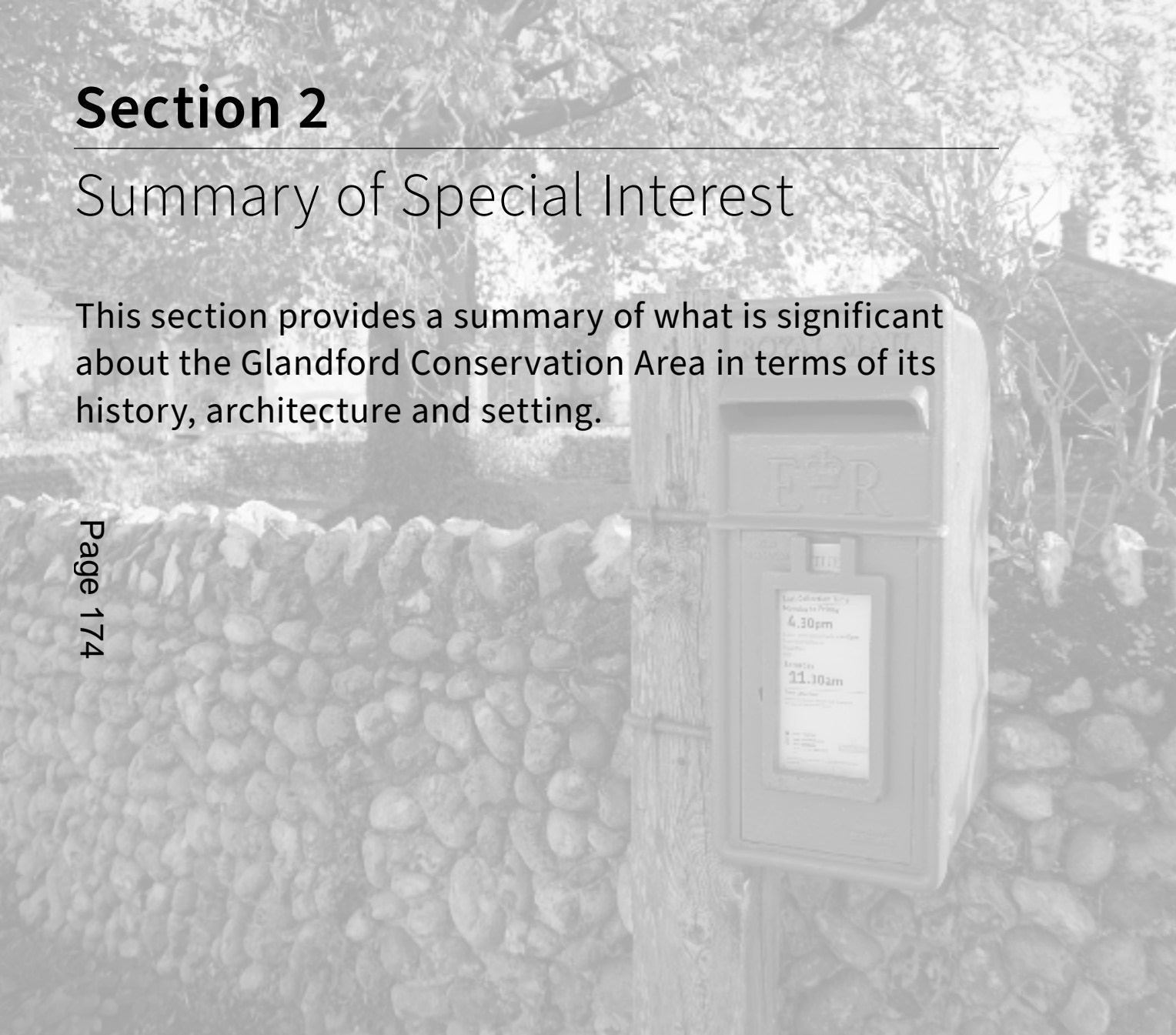


Section 2

Summary of Special Interest

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

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The special historic interest of Glandford lies principally in two key themes: its milling history and its association with Sir Alfred Jodrell of Bayfield Hall and his rebuilding of the village in the late-nineteenth/early-twentieth century.

The village has been in existence for centuries and was a key milling village on the River Glaven, with a mill from at least the seventeenth century. Milling continued until the twentieth century, contributing to agriculture and trade in the region. The mill building is now in use as a residence but is one of only five former mill buildings remaining in the Glaven Valley where there was once 16.

Whilst the church has always been a landmark building in Glandford, agricultural buildings and small cottages originally made up the majority of the village. In the late-nineteenth century substantial rebuilding of the village was undertaken by Hicks and Charlewood on behalf of Sir Alfred Jodrell. This phase created a model village with houses following a distinctive design with Dutch gables, red brick dressings to flint walls and terracotta decorative details. Boundary walls, fences and gates were also co-ordinated as part of the design. A hierarchy is clear in the buildings, with Manor Farmhouse the largest and grandest house

and cottages for labourers much smaller, though all utilising the same visual and material characteristics. Socially, the model village provided a reading room for the benefit of the local people and a Shell Museum, which claims to be the earliest purpose-built museum in Norfolk.⁰⁴

The Church, which had been in ruins since the eighteenth century, was also rebuilt by Jodrell. The Church 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.⁰⁵ The Church's significance is recognised by its Grade II* national listing. A WWI monument adjacent to the churchyard is also nationally listed at Grade II. The houses and Shell Museum which make up the distinctive group of Jodrell's model village are also proposed for inclusion on the Local List.

The two farm complexes, Manor Farm and Church Farm, have a traditional arrangement of barns and outbuildings arranged around yards. Barns are larger scale and the barn at Church Farm has a wide catslide roof prominent in the streetscape. The yards serve to create open areas in between the groups of buildings.

The village has a co-ordinated palette of local materials, predominantly flint, brick and red plain or pantiles, which is enhanced by a green setting of rolling agricultural land, as well as trees, hedges and gardens within the Conservation Area itself. The green at the junction of Blakeney Road and Hurdle Lane provides a focal point in the village. At the east end of the Conservation Area, the River Glaven provides a pleasant area of water and greenery, while also linking the village to its milling history.

Views of the church tower are important from points outside of the Conservation Area looking in, while glimpses of the tower from within the Conservation Area locate the building in the village. Manor Farmhouse, the row of cottages on the north side of Hurdle Lane (Nos. 1-8) and the Shell Museum are also local landmarks within the village. The general atmosphere of the village is one of tranquillity and repose.



Section 3

Historic Development

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

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- [3.1 Introductory Summary](#)
- [3.2 Early History](#)
- [3.3 Medieval](#)
- [3.4 Seventeenth and Eighteenth Centuries](#)
- [3.5 Nineteenth Century](#)
- [3.6 Twentieth and Twenty-First Century](#)

3.1 INTRODUCTORY SUMMARY

Glandford has long been a small, rural settlement. It was never a bustling, trading port, like the nearby Glaven Ports of Blakeney, Cley and Wiveton to the north, but it has been connected to them since, at least, the medieval period. Until the end of the nineteenth century, the settlement at Glandford comprised a medieval church, two or three farms and a mill, dating at least to the seventeenth century. The end of the nineteenth and early-twentieth century saw significant development, owing to a local benefactor, Sir Alfred Jodrell, who rescued the church from ruin and built a model village. Today the village retains its farming function, while some former farm buildings have been converted for light industries and commercial functions. The town also benefits from tourism on the North Norfolk Coast.

3.2 EARLY HISTORY

Human settlement in the area dates from the Neolithic period, with evidence of human activity illustrated by chipped axeheads, flint and a knife as well as pottery. The area was inhabited during the Bronze Age, owing to the presence of ring ditches as well as assorted artefacts such as axeheads and other tools. Whilst structural remains have not been found from the Iron Age or the Roman period, pottery fragments, jewelry and coins have been found from both periods and a male burial site has been found in the parish from the Roman period.⁰⁶

Glandford in its present form dates from the late-nineteenth century. However, there was a village at Glandford at the time of the Domesday Survey (1086), named 'Glanforda' in the hundred of Holt. 'Glanforda' is thought to mean 'merriment ford'.⁰⁷ It had a recorded population of seven households and is listed under two owners: King William and Walter Giffard.⁰⁸ The Domesday Book does not mention a mill at Glandford (although a mill was referenced in the seventeenth century), though, there was a mill recorded at neighbouring Bayfield, which sits just to the south-east. It is thought that in early times, the sea flowed past Glandford uninterrupted to Bayfield,⁰⁹ this is supported by the presence of a mill at the latter.

3.3 MEDIEVAL

From the thirteenth century, Blakeney, Wiveton and Cley-next-the-Sea, were prestigious Glaven Ports. Glandford was a chapelry of Blakeney from around the thirteenth or fourteenth century, meaning the Rectors of Blakeney were in charge of Glandford. The River Glaven was, at this time, tidal with tides reaching as far up as Glandford. In about 1310, a stone bridge was built at Wiveton linking Blakeney and Cley but prior to this the land route at high tide involved a two-mile detour inland to the ford at Glandford.¹⁰

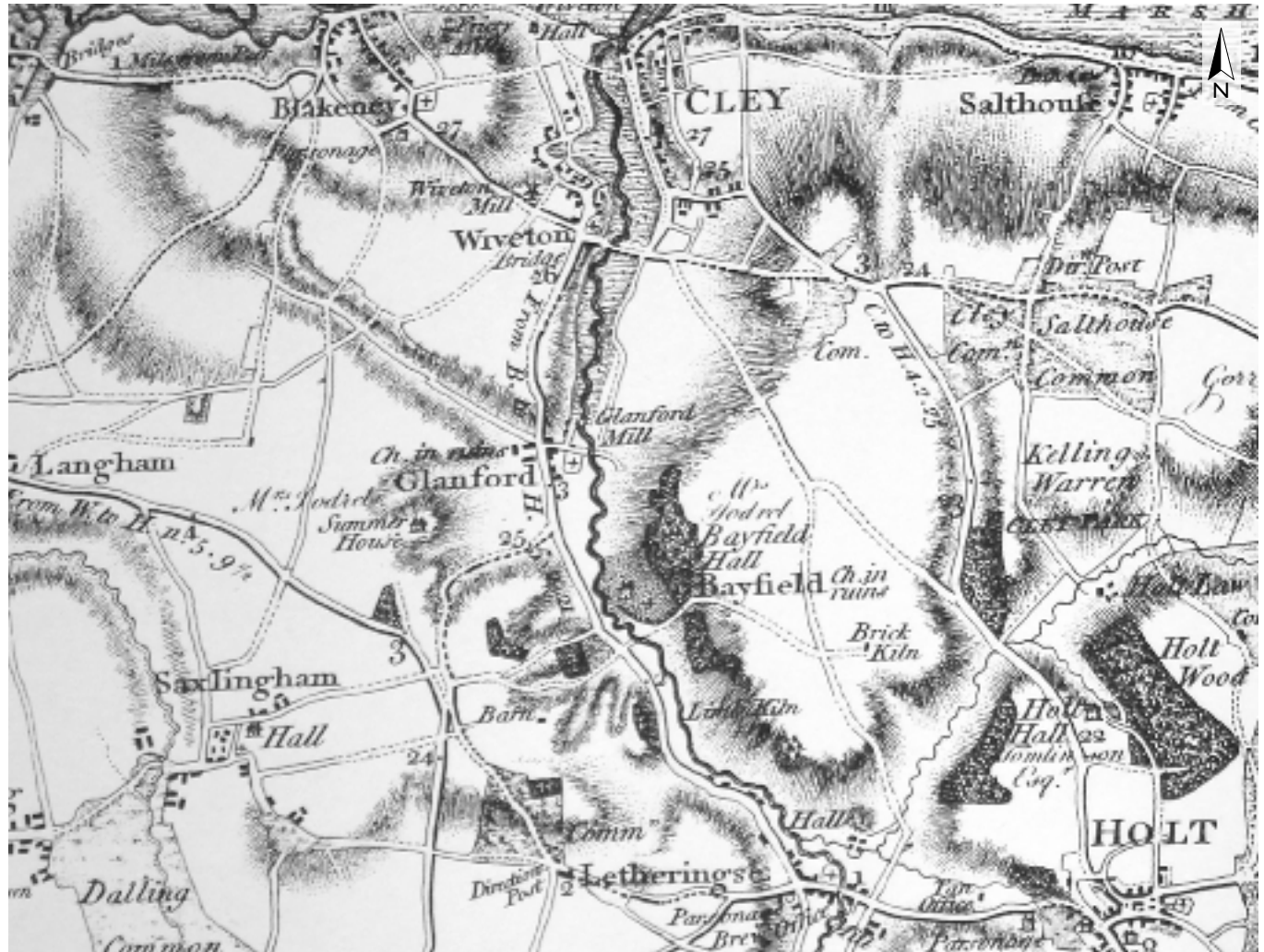
A church has been on the site of the present St Martin's Church since the medieval period. The fabric of the earlier church was largely thirteenth century with a fifteenth-century arcade and north aisle. Although rebuilt in the late-nineteenth century, the fifteenth-century two bay arcade to the north with octagonal piers and double chamfered arches remains within the newer fabric.

3.4 SEVENTEENTH AND EIGHTEENTH CENTURIES

The seventeenth century saw substantial embanking of land around Blakeney and Cley by enterprising landowners in an attempt to reclaim salt marshes. Embankment meant that the tide was not able to flow inland up the Glaven to Glandford. This was pioneered by Sir Henry Calthorpe, the chief Blakeney landowner, in 1637 and continued by his son Philip who built a bank between Wiveton Hall and Cley near the Windmill. Cley marshes were also embanked by Simon Britiffe at a similar time. As a result of public outrage, due to sea access and trade being cut off from part of Cley and the whole of Wiveton, the Calthorpe bank across the Glaven was demolished allowing the tide to flow up the valley to Glandford, which it continued to do until 1823.

Glandford church was thought to be in good condition in the early-eighteenth century but in ruins by c.1730, as described by local historian Francis Blomefield. It remained in this ruined state until the late-nineteenth century.

One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Glandford as a small development clustered around Blakeney Road on the road between the larger settlements at Wiveton and Letheringsett. Significant buildings picked out by the map annotations include Glandford Mill (the first reference to Glandford Mill was in the seventeenth century¹¹), which sits on the River Glaven to the east of Glandford and, close by, Glandford Church, described as ‘in ruins’. Slightly to the west of the main settlement is ‘Mrs Jodrels’ Summer House’, which indicates the new Jodrell ownership of the area: the Calthorpe family had been the majority landowners at Glandford until the mid-eighteenth century when it passed to the Jodrell family. To the north, Cley, Blakeney and Wiveton Marshes were marked as drained with one visible embankment.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre) ***Permission pending***



3.5 NINETEENTH CENTURY

An enclosure map dating to 1812 shows a small plot of land between Glandford church and the church lands, and Bayfield Parish owned by a J.J. Gay (and occupied by a Mr Thurston). This landowner and his plot later appears on the Tithe Map of 1838-1839.



Plan of the lands belonging to J. J. Gay Esquire occupied by Mr Thurston (Norfolk Record Office: DS 56) ****Permission pending****

Glandford Mill was the last of the watermills of the Glaven fed by seawater daily.¹² The miller William Cooke wrote a letter in 1824 stating that tides at his mill used to pass through the water wheel into the mill dam beyond, almost daily until 1823.¹³ This connection with the sea lasted until 1823 when the idea of draining the salt marshes between Glandford and Cley was again raised to create extra acres for pasture, this time under the authority of the Enclosure Acts, for which Lord Calthorpe, a descendant of Sir Henry Calthorpe, was a principal promoter. Rival plans were submitted. Thomas Telford's rejected plan strongly advocated a bank which preserved the full daily flux of tidal water as far inland (to Glandford) as possible. However, the selected plan by Mr Leak and Mr John Smith comprised an embankment on roughly the same position as the abortive Calthorpe bank of the seventeenth century. This proved disastrous to Cley harbour and cut off Glandford and nearby inland settlements from the sea.

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The next informative map is the Enclosure Map of 1824, which relates to the enclosing of lands at Blakeney, Wiveton and Glandford. This map indicates the main landowners across these three settlements. Lord Calthorpe was the largest landowner in the area, who owned substantial land in Blakeney and further south. In Glandford, George Nathaniel Best and his wife Joanna Elizabeth had the majority landholdings. The settlement comprised a few farmhouses and associated barns.



Benjamin Leak of Holt, Blakeney, Wiveton and Glandford Inclosure Map, 1824 (Norfolk Record Office: C/Sca 2/39) ****Permission pending****



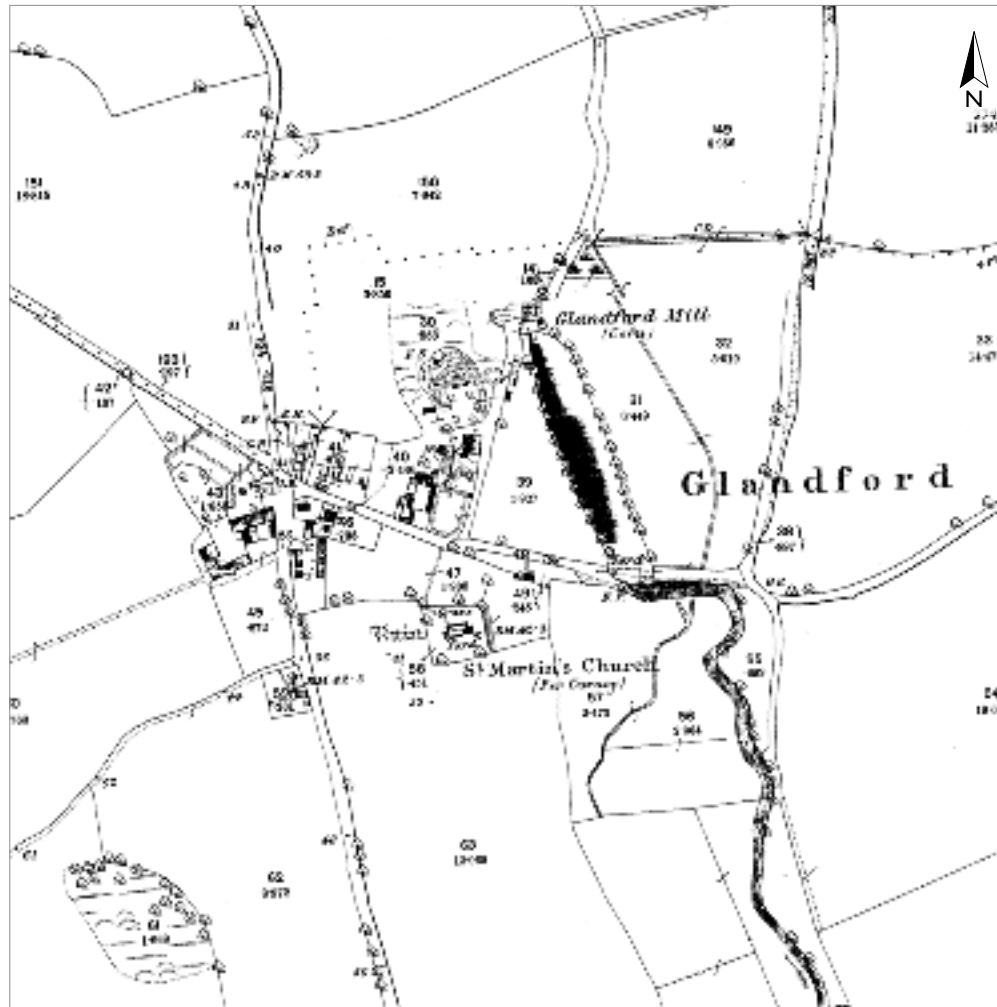
The Tithe Map of 1838-39 provides further detail on land ownership, confirming that Best was still the principal landowner at Glandford with only a handful of other landowners including Reverend Joseph Cotterill and James Gay. The settlement remained small and the landscape agricultural; the land was largely used for pasture and arable farming. The mill is shown as a significant building in the landscape to the north of the church, astride the river Glaven, with the field adjacent named ‘Mill Meadow’.



Tithe Map, Parish of Glandford, 1838-1839 (Norfolk Record Office: DN TA)



There was some limited restoration to the church in 1875, involving the rebuilding of the chancel. However, the 1881-1887 OS map shows the church was still in ruins and marks the mill as a corn mill. The settlement had hardly developed since the 1830s, although certain farm buildings had been extended with further barn accommodation, particularly what is now Church Farm and Manor Farm. The mill building had also been extended with a series of new outbuildings to the south.



1881-1887 1:2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)



A local landowner and benefactor, Sir Alfred Jodrell of Bayfield Hall, located to the south of the village, was instrumental in Glandford's development. He had inherited Bayfield Hall and Estate in 1882, which encompassed land in and around Glandford. He rescued the church from ruin, rebuilt the mill and built a model village here from the 1890s. The village included several brick and flint cottages, which have characterful Dutch gables, for estate workers at Bayfield.

1899 by Hicks and Charlewood and was completed in 1906. The whole church was rebuilt but carefully reconstructed its medieval predecessor incorporating the fifteenth century arcade and some of the earlier masonry stone. 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.¹⁴ Curiously, the church at Bayfield, which was also in ruins was not rebuilt and remains in ruins today.

The new church was built in memory to Jodrell's mother, Mrs Adela Jodrell who died in 1896 and whose monument is in the church. Work commenced in

Glandford watermill was rebuilt in 1912 with flint from local gravel pits, as well as local red brick and red pantiles.

3.6 TWENTIETH AND TWENTY-FIRST CENTURY

The 1905-1906 OS map reflects Jodrell’s developments at Glandford; the church is no longer a ruin and its footprint, although similar, had been altered owing to its reconstruction. The handful of farms in the area had been expanded and semi-detached cottages had been built on empty land between farms, largely concentrated around the junction between Blakeney Road and Hurdle Lane. Besides cottages, a reading room was also provided for the villagers on the opposite side of the Blakeney Road from the northeastern-most workers’ cottages. The reading room survives today, having been extended at its west end, and provides residential accommodation.



1905-1906 1: 2,500 OS map, © “Crown Copyright and Landmark Information Group Ltd” (All rights reserved, 2019)

The Shell Museum, which sits to the north of the church, was also built around this time (1915) to house Jodrell’s collection of shells. The work was carried out by workmen employed on the Bayfield Estate under the direction of Mr Holbrook, a churchwarden of the parish church. The building claims to be the oldest purpose-built museum in Norfolk.¹⁵

The following images show some of the key buildings in Glandford in the early twentieth century, not long after Jodrell’s developments at the turn of the century. The images reflect Jodrell’s cohesive plan and design for the village using local flint across all buildings and ornamental Dutch gables.

Until Glandford was united with Wiveton as a parish in 1922, it was a chapelry of Blakeney which it had been for centuries.



View of Glandford Church showing the iron boundary fencing, which remains in part today (Norfolk Record Office: C/GLA) ****Permission pending****



Workers houses in the village at Glandford with the same decorative gables as the Shell House (Norfolk Record Office: G/GLA) ****Permission pending****



There was little development in Glandford in the first part of the twentieth century. However, the Glandford and Bayfield War Memorial was built following the First World War. There are no names recorded on the memorial suggesting that when erected, Glandford was considered to be a 'Thankful Village', generally indicating the safe return of all a village's service personnel from the First World War. However, out of the 45 Glandford men who enlisted for First World War service, at least one local soldier is now known to have died, John Cecil Read of Bayfield Brecks. The original memorial cross was blown over and damaged, the surviving parts were moved to the ruined Church of St Margaret at Bayfield and a replica cross erected at St Martin's in Glandford.

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After the Second World War the mill stopped functioning as a mill, the waterwheel was removed and the building was sold in 1969, when it was used as a farm store. The mill has since been converted to residential use. Albeit a change in function, the building is one of the few mill buildings that survive on the River Glaven.

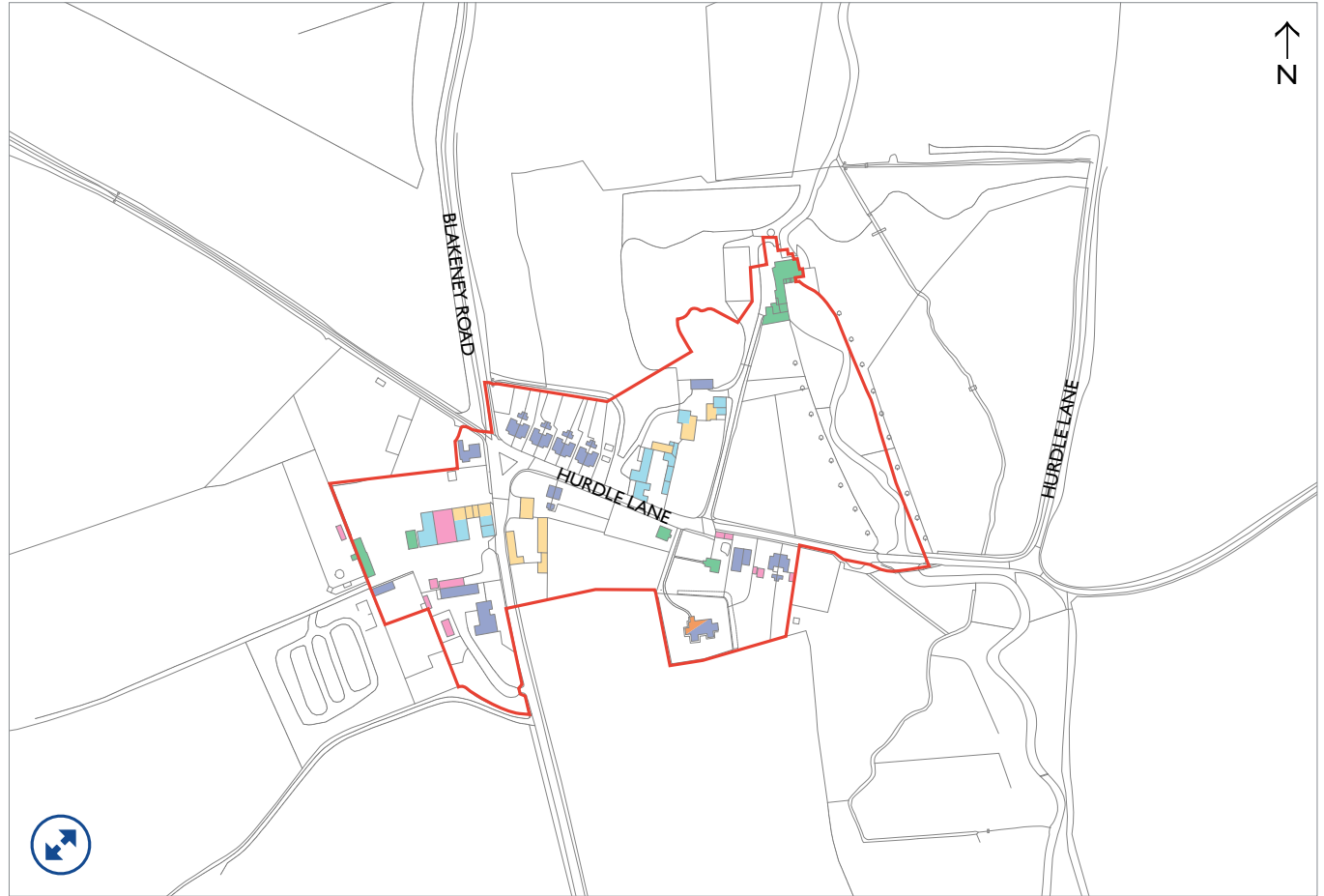
In 2001, Glandford and the rest of the Bayfield Estate became part of Letheringsett Civil Parish. Recent development has included the opening of the Glandford Art Cafe in 2012 within converted farm buildings at Manor Farm. Several other shops and businesses have also taken residence in this complex of farm buildings. The village is a working village; the main industries are farming (two large farm complexes remain), tourism and some light industry in the old farm buildings. The Shell Museum remains a popular tourist attraction.

KEY

- 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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Historic Development 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.

Section 4

Character Assessment

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

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- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape, Spatial Analysis and Greenery](#)
- [4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The Conservation Area covers the whole of the village of Glandford, which is a small village roughly three kilometres south of Cley-next-the-Sea and the coast of north Norfolk. The village is situated west of the River Glaven, though the Conservation Area boundary takes in the east bank of the river and the ford, and stretches west to encompass buildings on either side of the Blakeney Road, which runs from Holt, through Letheringsett up to Wiveton and Blakeney on the coast.

As well as the rising land on either side of the river valley, the land also rises quite steeply from the village to the north and to the south. The village street runs from the main road directly to the river.

Glandford is located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast. Policies for the management of

the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

The marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁶ The Wiveton Downs SSSI is also located to the north-west of Glandford, running in a narrow strip from north-west to south-east. This is also known as the Blakeney Esker, a sand and gravel ridge deposited by a retreating glacier. Wiveton Downs has also been identified as a Dark Sky Discovery Site being one of the best places in the country to view the night sky.

Two further SSSIs are located close to the Conservation Area and are important in demonstrating the history of glacial movements in the area. The Glandford (Letheringsett Road) SSSI lies to the south of the village, which is designated for “*showing the composition of the North Norfolk Pleistocene till plain and its associated kames, kame terraces and esker.*”¹⁷ To the east is the Glandford (hurdle Lane) SSSI which demonstrates “*a complex set of Pleistocene glacial deposits, ranging from till, through lacustrine calcareous slits to sands and gravels, the last showing tunnel-flow as well as open-flow bedding.*”¹⁸

The ecology of the locality is a key part of its special interest, which as well as the coastal zone and Downs, encompasses the rich habitat of the River Glaven.



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- Sites of Special Scientific Interest:
 - A North Norfolk Coast Site of Special Scientific Interest
 - B Wiveton Downs Site of Special Scientific Interest
 - C Glandford (Letheringsett Road) Site of Special Scientific Interest
 - D Glandford (Hurdle Lane) Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.

4.2 SETTING AND VIEWS

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.

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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.

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.

At Glandford the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape and Settlements

The village is surrounded on all sides by agricultural fields, used mainly for arable or pig farming, which gently slope downwards towards the village. Fields and roads are bounded by hedges. Agriculture helped to feed coastal trade from the Glaven Ports of Blakeney, Wiveton and Cley-next-the-Sea exporting grain, barley and malt from in the landscape of north Norfolk in the medieval period.

There are a few small copses of trees in the vicinity, with larger plantations to the south and south-west which form part of the Bayfield Hall estate. The eighteenth century Hall is located to the south of the village beyond a tree plantation and is set in a man-made parkland. Glandford has a particular link with Bayfield Hall as the church and many of the houses in the village were rebuilt by Sir Alfred Jodrell of Bayfield Hall between 1899 and 1906.



Agricultural landscape surrounding Glandford



The River Glaven runs along the eastern edge of the village, with the former Glandford mill set on it. The river plain is denoted by a greater level of vegetation and trees growing along the river bank. The river has its source at Baconsthorpe and leads through the Glaven Valley to the sea between Cley-next-the-Sea and Wiveton.

Glandford is one of several villages set on the River Glaven and one of the few which has a former water mill building surviving. 16 mills were recorded on the river in the Domesday Book of 1086 and milling was a key industry in the Glaven Valley until recent times, when it died out in the twentieth century, leaving only five mill buildings surviving, only one of which (Cotheringsett) is still in use. Milling shaped the course of the river, with sections straightened and deepened to enhance water flow (though some areas have been re-meandered in the twenty-first century), and mill ponds created through the insertion of dams. The river at Glandford is one such section where the water course has been manipulated to divert the water course to the mill building and form a mill pond.

4.2.2 Views into and within the Conservation Area

From outside the Conservation Area, Glandford can be seen from within the fields surrounding it, with the red tile roofs of houses and barns visible amongst a back drop of trees and other fields (View 01). From the edge of a tree plantation to the south of the village, on the Bayfield Estate, the church tower at Glandford is a feature in views looking southwards across the river valley (View 02). The church and other village buildings are surrounded by trees, with rolling countryside surrounding it on either side and in the background.

From wider agricultural land to the south-east views from the top of a rise (View 03) provide a wide vista taking in the church towers of Glandford, Blakeney, Wiveton and Cley-next-the-Sea, again all set within a rolling agricultural landscape but with the addition of views of the sea directly to the south. Other buildings in the village, including the former mill building, are also seen within the view.

A key focal point for views within the Conservation Area is the church tower. While not directly situated on the road the tower can be glimpsed from several places in the village, such as from the yard at Manor Farm, from the ford, between buildings along Hurdle Lane and across the garden by the Shell Museum (though it is hidden from view at this point in summer by trees) (Views 04-07).

Views are also concentrated around the junction between the Blakeney Road and Hurdle Lane, where the small green and trees provide a focal point (View 08). The row of four pairs of cottages to the north are a key rhythmic visual feature in views at this junction, drawing the eye eastwards.

Views also look out towards and across the surrounding fields, putting the village in its countryside setting, and along the rural lanes leading out of the village, which are lined with hedges (Views 09-11). The river valley is also captured in views around the ford, where the vegetation is lush and green across the flat riverbed (Views 12-13). Looking northwards, the former mill building is visible in its river context.



Views From Outside the Conservation Area Plan. Base plan © Google Earth. This plan is not to scale.

View 01

View of Glandford from fields to the east



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View 02

View of Glandford Church from the Bayfield Estate to the south



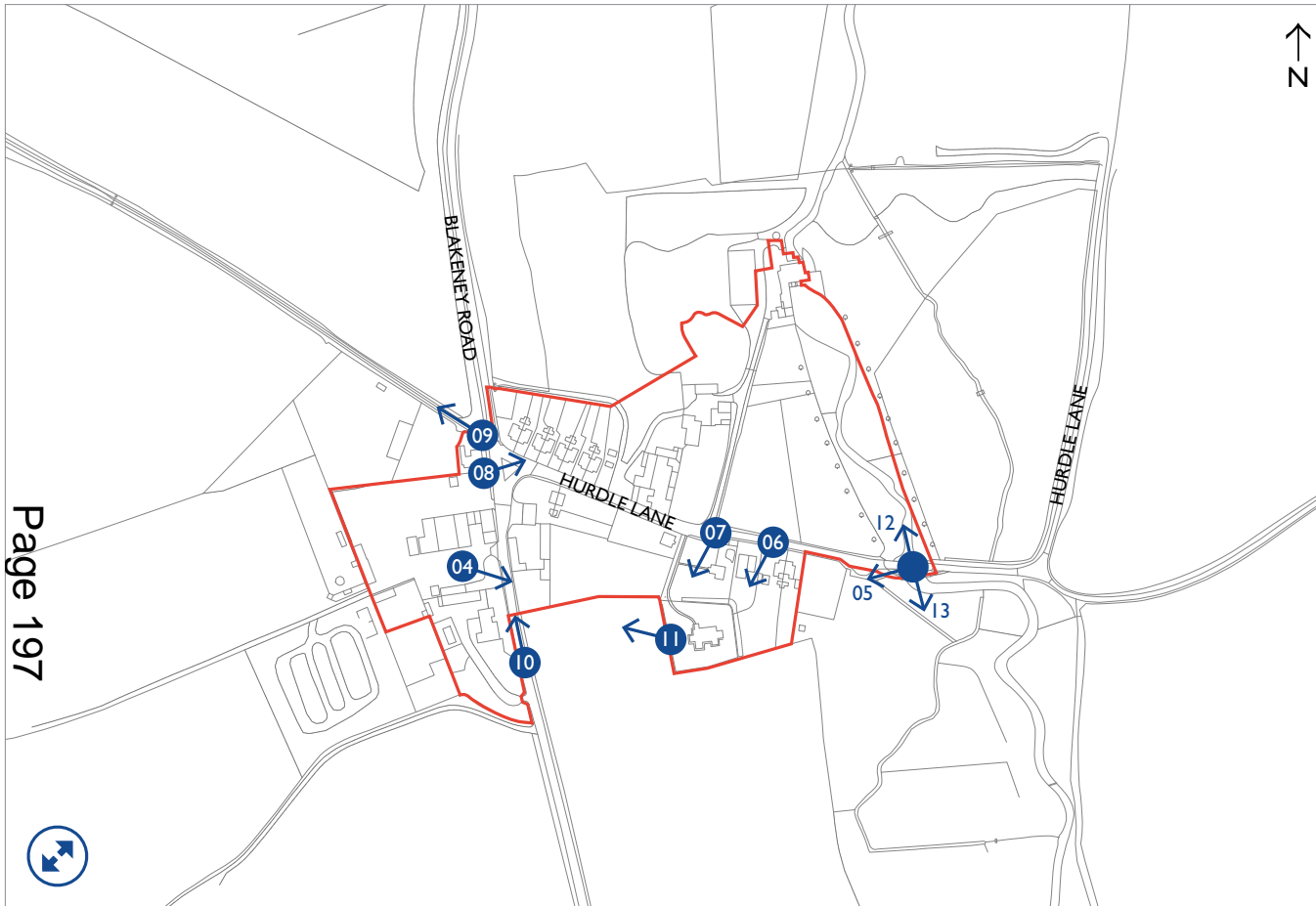
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View 03

View of Glandford from fields to the south-east



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Views Within the Conservation Area 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.

View 04

View of the church tower from the yard at Manor Farm



View 05

Glimpse of the church tower from the ford



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View 06

View of the church tower from Hurdle Lane



View 07

The church tower across the Shell Museum garden



View 08

The green and tree provide a focal point, with the pairs of cottages a key feature



View 09

View looking north-west out of the village



View 10

View looking north along the Blakeney Road, with Manor Farmhouse to the left



View 11

View looking from the churchyard westwards across fields to Manor Farm



View 12

View north from the ford towards the mill



View 13

View southwards from the ford, taking in the riverbed





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The layout of Glandford consists of the north-south main road within the western part of the village and Hurdle Lane to the east upon which most of the houses within the settlement lie. Residences are generally small cottages, either detached or semi-detached, and sit back from the road behind small front gardens. There are only a few buildings set hard up against the highway, which are generally farm buildings.

The Manor Farmhouse is a large detached house on the Blakeney Road set in a large formal garden with swimming pool and tennis court. Other exceptions to small plots are the churchyard and garden containing the Shell Museum. Branching off the north side of Hurdle Lane is a long track leading up to the former mill. This also has a larger plot and garden with tennis court.

On the edges of the village are longer, linear farm buildings (either in their original use or converted: see [section 4.5.2](#) for more details), grouped around yards. Hurdle Lane crosses the River Glaven at the ford at the eastern extremity of the village, leading across to Hurdle Lane.

The layout of the village, particularly on the south and eastern edges, means the fields and river are located between groups of buildings, emphasising its rural location.

4.3.2 Boundary Treatments

Flint walls are a typical feature of the village, demarcating gardens and farmyards. They are mainly built with flint cobbles and topped with cobbles set on edge, with occasional brick piers. These walls line the streets, drawing the eye along them and channelling views. Typically, the walls are low, though there are a few which are taller.

There is one example of historic metal bar fencing to the Shell Museum garden, together with a gate flanked by finialed posts. A double gate of a similar design but with large posts is located on the boundary to the churchyard to the south. Woven willow fencing is also used behind the metal fence on the west side of the Shell Museum garden, which is an appropriate natural material.

Several of the cottages have attractive historic gates of the same design, probably installed in 1899-1906 when the village was remodelled.

Hedges and trees are also important boundary treatments, softening the streetscapes. Often trees and bushes overhang the walls.



Flint cobble wall adjacent to the green



Long flint wall demarcating the Manor Farm site



Walls, hedges and trees forming boundaries



Historic metal gate and fence to the Shell Museum garden



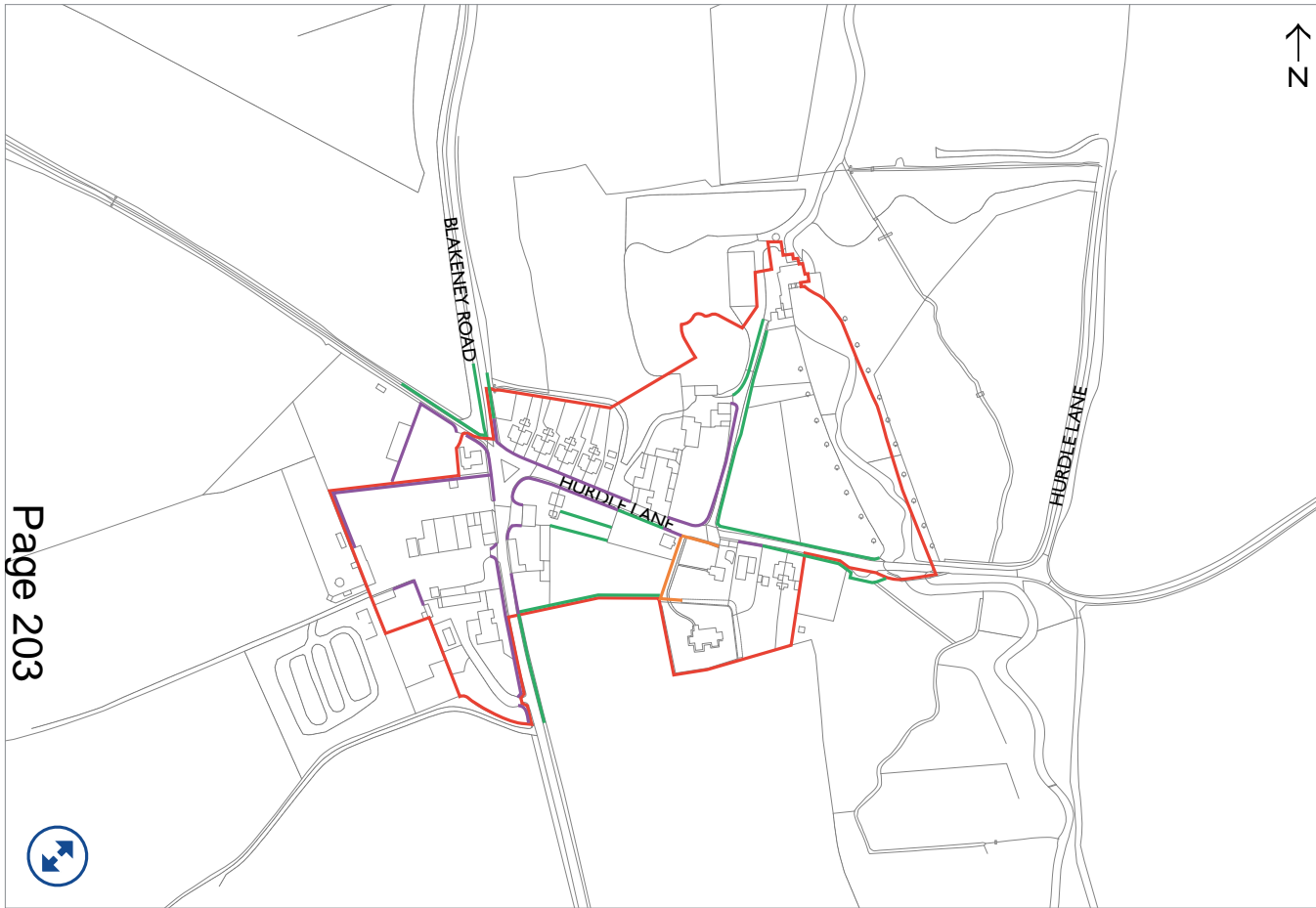
Woven willow fence behind the metal fence at the Shell Museum garden



Double gates to the churchyard



Historic metal gate to cottages on Hurdle Lane



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KEY

- Conservation Area Boundary
- Walls
- Fences
- Hedges

Boundary Treatments 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.

4.3.3 Public Realm

Street surfaces are tarmac within Glandford. There are no pavements and the roads generally have narrow grass verges, which help to reinforce its rural character. There are a few white road markings around the green but otherwise there are limited markings which is beneficial in maintaining the Conservation Area's character. Yards and driveways are gravel, with several of the yards having an informal character with patches of grass at the edges. There are loosely bound gravel pathways at the Shell Museum and Church, which are appropriate for the setting.

Street furniture is limited. There are some timber bollards around the green to prevent parking. Two bus stops on Blakeney road have posts with small metal signs of a rather utilitarian nature. There are benches on the green, adjacent to the ford, in the Shell Museum garden and churchyard, the former plastic though of a traditional style and the latter three in timber. A timber parish notice board with glazed doors is rather neglected on the west side of Blakeney Road. A traditional red post box mounted on a timber post provides a flash of colour on the green. An historic metal lantern is located next to the churchyard gate, though rather clumsily mounted on a timber post.

Street signage is very limited, with one or two stop signs at the green. A good quality finger post sign in a traditional design is located at the north-west corner of the main junction. Traditional timber painted signage at the Church and Shell Museum is an attractive feature. There is quite a proliferation of company signs on the barns at Manor Farm which are affixed on to walls and have a cluttered and plastic quality. The quirky yellow binocular signpost is, however, an attractive feature.



Bus stop sign and bench at the green



Timber bollards on the green



Timber bench at the ford



Post box on the green



Historic lantern in the churchyard



Mixture of signage at the entrance to Manor Farm



Finger post signage is an attractive feature



Timber signage at the Church and Shell Museum



Loosely bound gravel paths at the Shell Museum

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4.3.4 Open spaces and greens

The green provides the principle open space within the village itself, though the surrounding landscape of open fields also contributes to the sense of space. The green is covered in grass with a mature trees that provides a key focal point.

Gardens within the Conservation Area are well cared for and attractively planted with grass, shrubs and trees. The large garden to the east of the green contains another large tree which adds to the open space. The cottages along Hurdle Lane also provide a green setting and breathing space for the buildings. Some buildings, such as the Manor Farmhouse, have larger gardens that are more private and enclosed.

Farmyards also provide open spaces within and between groups of buildings.

The garden to the Shell Museum provides the most formal public green space in the Conservation Area, with bound gravel pathways, a neat lawn rose bushes and sundial. A plaque in the pathway also commemorates George R. Brooks, a benefactor who gave money in 2005.

The pathway continues into the churchyard, which is grassed and interspersed with gravestones, particularly on the south and west sides.



Yard surrounded by barns



The formal garden at the Shell Museum



The graveyard on the south side of the church with yew trees along the boundary

4.3.5 Trees and Vegetation

There are many mature trees in the Conservation Area which provide a lush green backdrop for the buildings. These are generally deciduous trees located in gardens, along boundaries and around the riverbed. The tree on the green is a key focal point. The churchyard is surrounded by yew trees. Hedges and shrubs planted in gardens all contribute to the green character of the area.

Trees within the Conservation Area are protected and prior notice is required for any works to them.

4.3.6 The River

The river is a key feature within the Conservation Area for its historic functional role. It is visually somewhat separated from the village centre, being located at its eastern extremity. Once at the river, the ford and pedestrian bridge over it provides a tranquil setting with the sound of flowing water contributing the atmosphere. The landscape shifts here from open fields to the flat riverbed lush with low lying plants and edged with trees.



The bridge over the ford



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4.4 ARCHITECTURE

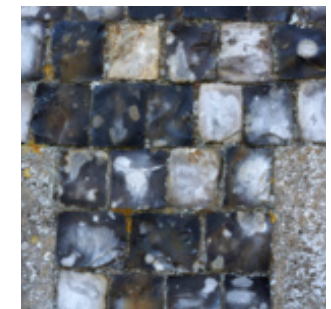
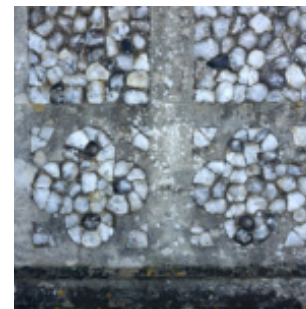
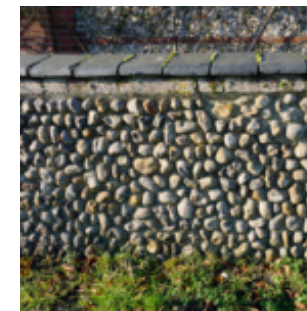
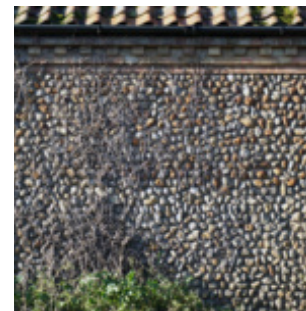
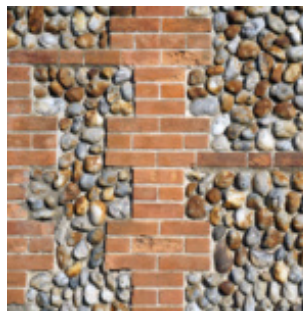
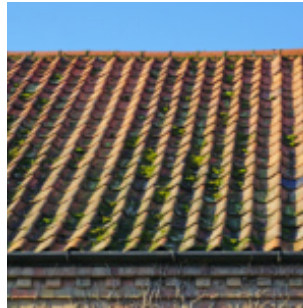
4.4.1 Materials

The common palette of materials for all buildings within the Conservation Area is flint cobbles with red brick dressings. All are left unpainted. Red brick is also used for chimneys. Red plain tiles are used for the houses built as part of the 1899-1908 scheme, which is uncharacteristic in North Norfolk, where pantiles are typically used. The older cottages and farm buildings use these larger size, wavy pantiles.

The key exception to these materials is the church, which uses flint with stone dressings and a lead roof. Flint is used in a variety of ways: as cobbles, knapped into squares or naturally shaped, set into quatrefoil panels and as galletting to mortar joints. Red bricks are used above some of the arched windows to form stripes with white coloured knapped flints.

Historic doors and windows are timber, though there are several examples of uPVC replacements (see building types in [section 4.5.2](#) for more details).

Materials Palette











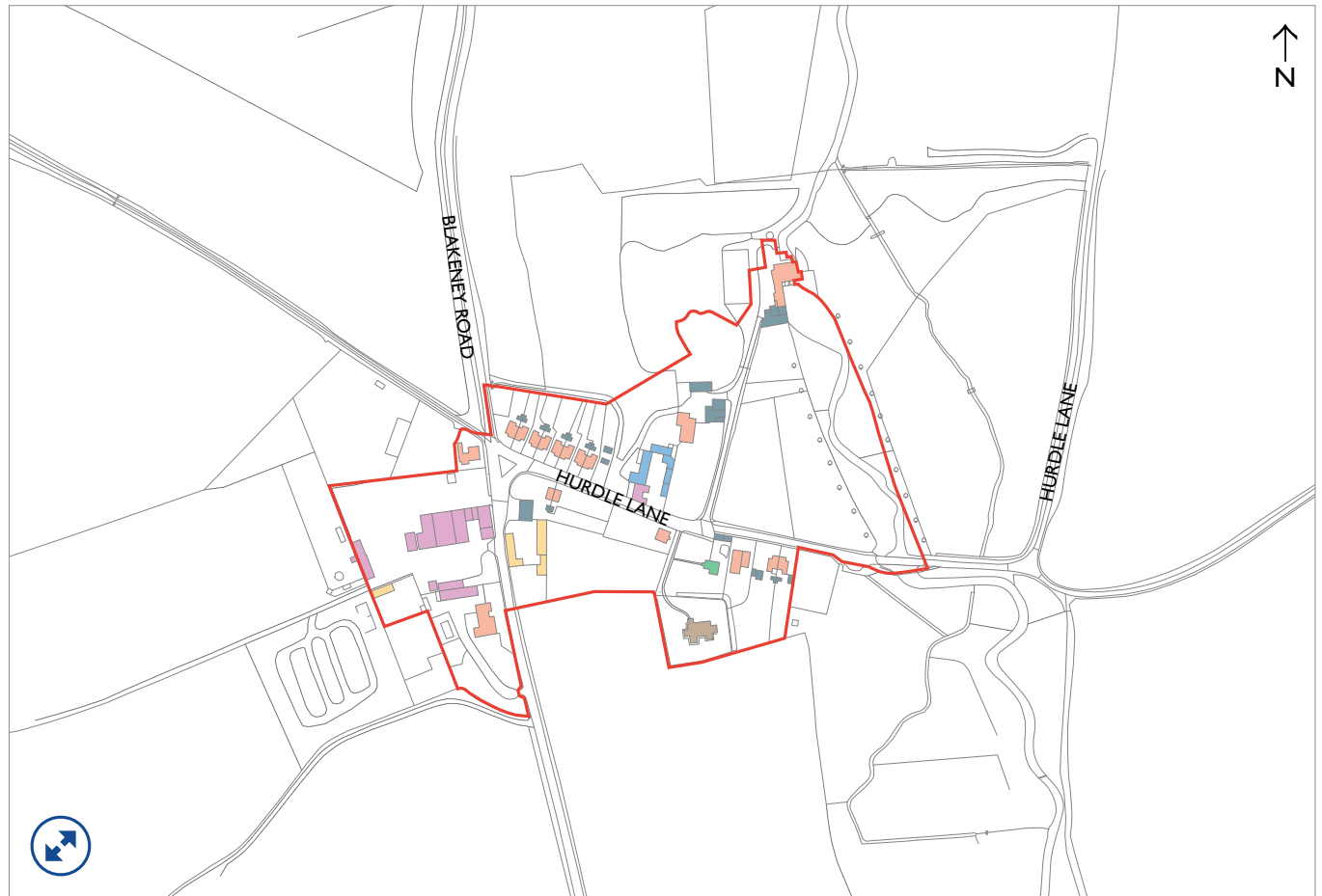
4.4.2 Building Types and design

Buildings within the Glandford Conservation Area are predominately residential. There are groups of farm buildings at Manor Farm to the west and Church Farm on the north side of Hurdle Lane. Those at Manor Farm have mostly been converted to commercial use as shops, cafes and warehouses, though some on the east side of Blakeney Road have been converted to residential. One of the barns at Church Farm has been converted to light industrial use, with the others remaining in agricultural use. The church is the only place of worship in the village, while the Shell Museum is an unusual cultural building for a rural village in North Norfolk.

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KEY

-  Conservation Area Boundary
-  Residential
-  Place of Worship
-  Museum
-  Agricultural Converted to Residential
-  Agricultural Converted to Commercial
-  Agricultural
-  Garage/Outbuilding



Plan showing types of buildings in Glandford Conservation Area © 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.



Houses and Shell Museum

Most of the houses within the village date from the 1899-1908 rebuilding programme. They share common characteristics regardless of size or use (the Shell Museum also follows the same design pattern). They are all two storey, though they vary in scale, with the higher status Manor Farmhouse being the largest compared to smaller detached or semi-detached cottages to the east.

The red brick dressings to the roughly knapped flint walls are used in a variety of ways: quoins to the corner of buildings, string courses, gently curving arches above windows and doors, and dentilled cornices. The red plain tile roofs are hipped and have chimneys with inset panels and dentilled cornices for decorative effect. These buildings all feature distinctive Dutch gables capped with red brick and with a central stylised floral terracotta detail.

Original windows were timber casements with glazing bars and small panes of glass. These are painted white. If any of the houses have original timber doors, they are not visible from the road. Several of the buildings have had their windows replaced with uPVC and doors replaced with modern plastic or timber versions (see [section 4.5.2](#) for more details). The Shell Museum has double timber doors with glazing to the top half.

Cast iron downpipes, painted black, are used with simply moulded hoppers.

These group of cottages appear to have all been built with small outbuildings to the rear, probably for outhouses and scullery purposes. These are an important feature which demonstrate historic uses of the buildings and their level of survival, based on map and aerial image assessment, seems to be high. They should be retained.

There are a few older cottages which have gabled roofs with pantiles. They also feature brick dressings but not used as elaborately as on the 1899-1908 houses. They have timber casement windows with small panes and, where visible, timber plank doors.

The large scale of Manor Farmhouse on the Blakeney Road and the distinctive rhythm of the pairs of semi-detached cottages on the green, all with their Dutch gabled roofs, mean they form local landmarks within the village.



Older cottages with gabled roof, timber casement windows and timber doors



Semi-detached cottages from 1899-1908



Manor Farmhouse, also featuring the same Dutch gables and use of red brick dressings to flint walls



The Shell Museum



Farm Buildings

Farm buildings are typically single storey but some are large in scale with lofts within the roofs. Their form is of long linear barns, often set around yards. They have large roofscapes, with one on Hurdle Lane having a catslide roof which sweeps down forming a particularly wide roof. These are all of pantiles. They use flint with brick dressings. One brick building at Manor Farm has been painted black, though this feels appropriate within the more agricultural setting. Corrugated metal is also used on part of a wall and the roof of one barn which are less sensitive but again are not overly unsightly within this farm setting.

Some plain timber agricultural doors, both smaller single and larger double ones, and windows survive on some farm buildings. However, those that have been converted to residential or commercial use have had more domestic doors and windows inserted. Those that could be seen from the road are of timber. Conservation rooflights, which sit below the level of the tiles, are used in the residential conversions of the barns on the east side of Blakeney Road.

Within the Manor Farm complex, where the barns have been converted to commercial uses, doors and windows mainly retain an agricultural feel, with large timber double doors retained to be closed over timber and glazed shop fronts when the unit is not in use.

The majority of buildings have red plain or pan-tiles, though there is a small area used on one of the Manor Farm barns which have grey or black glazed tiles, with red tiles picking out the letters 'R + C'. This has also been replicated on a new commercial unit to the west where the roof tiles spell out the name of the shop: 'Cley-Spy'.

Timber weatherboarding is used on the Cley-Spy unit. Two shipping containers have been converted into commercial units with the addition of timber cladding and glazing to improve their utilitarian appearance. They now make an interesting contribution to the setting.



Converted farm buildings at Manor Farm



Converted farm buildings at Manor Farm



Converted shipping containers at Manor Farm



Barn converted to residential use with conservation rooflights inserted



Barn with catslide roof, converted to light industrial use



Barns at Church Farm

Glandford Mill

Glandford Mill is now a residential building but was formerly one of the watermills on the River Glaven. Access from the public highway is not readily available but the building can be seen from the pedestrian bridge over the river. It is a large scale building, also of flint with red brick dressings and red pantile roofs. It appears that residential conversion has included the addition of windows, including several catslide dormers.

St. Martin's Church

St. Martin's Church was rebuilt in 1899-1908, though in a typical medieval style with Gothic windows and porch. The crenulated tower features an interesting metal clock and small curved tower built into the north elevation. The varied flintwork is high quality and adds interest. The cast iron downpipes feature interesting zig-zag patterns and moulded hoppers.

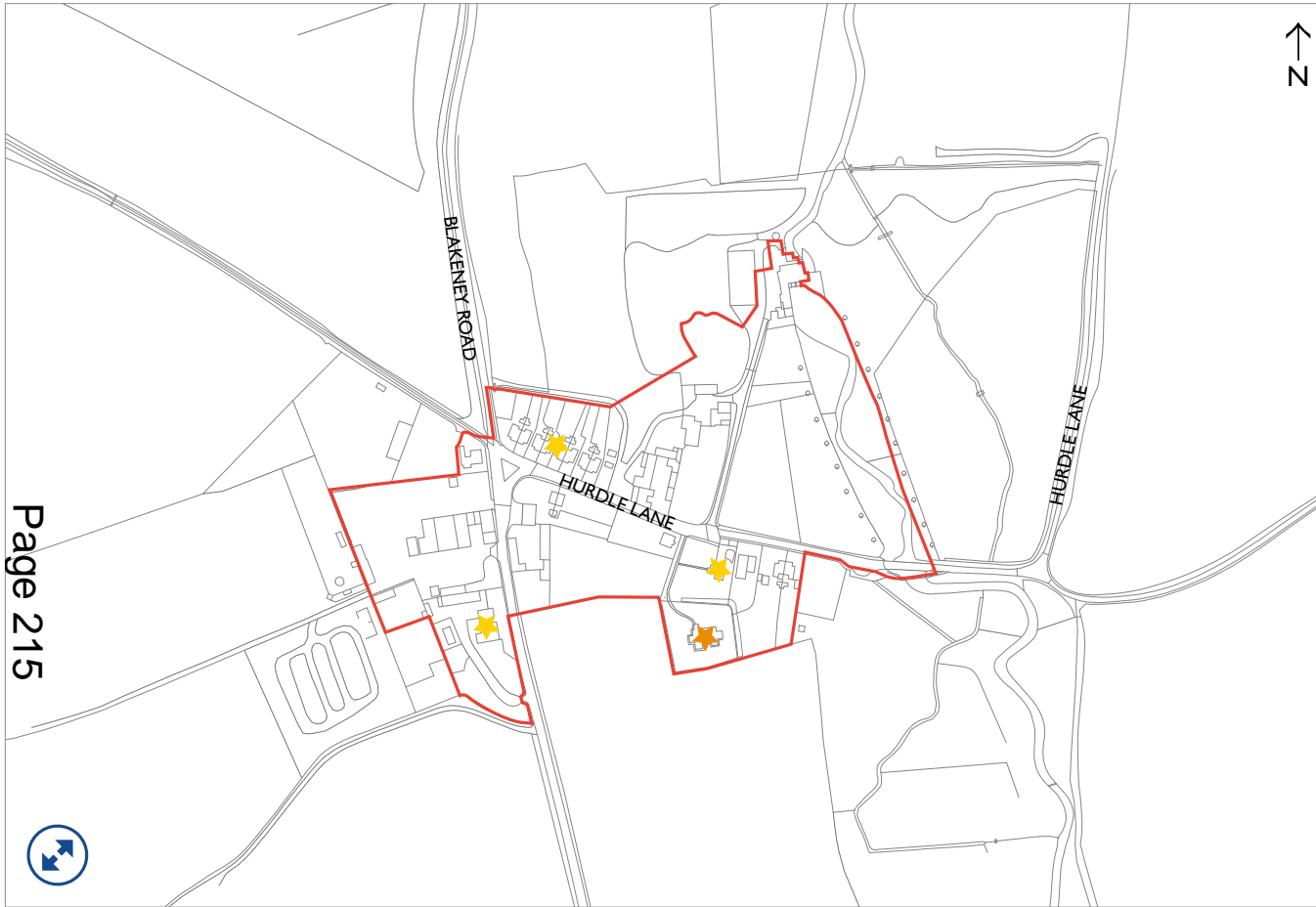
Despite being set away from the road, the church is a major landmark building in the village and wider setting, because of its prominent tower and its communal use as a place of worship.



Glandford Mill



St. Martin's Church



KEY

- Conservation Area Boundary
- ★ Major Landmark
- ★ Local Landmark

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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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[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Glandford Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual 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.

There are two listed buildings within the Conservation Area. The Church of St Martin, Glandford is a Grade II* listed church with medieval origins and mainly rebuilt in the nineteenth century. The Glandford and Bayfield War Memorial Cross is also listed, Grade II.

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

The location of Listed Buildings is shown on page 56 and listed in detail in the heritage asset audit at [Appendix C](#).

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 decisions, but which are not formally designated.¹⁹ 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 strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). 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, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

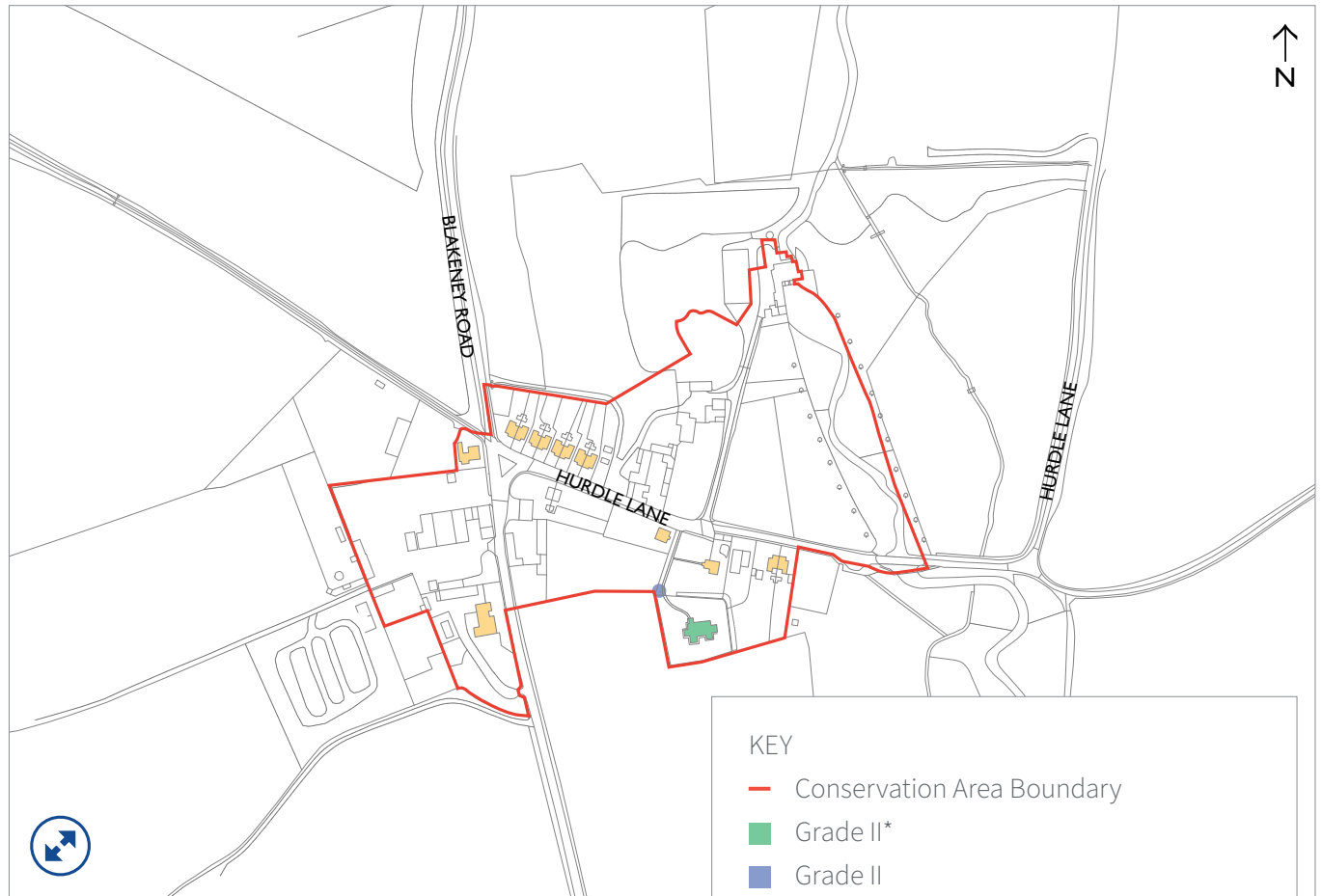
The designation does not affect a property’s permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Glandford have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

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HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). 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.



KEY

- Conservation Area Boundary
- Grade II*
- Grade II
- Proposed Locally Listed

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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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. ²⁰

The parish of Letheringsett with Glandford is situated to the north-west of Holt. They were originally two separate parishes, until amalgamated in the twentieth century. The parish summary states that Glandford's original meaning was 'merriment ford'. Both parishes have a long history and were well established by the time of the Norman Conquest, with details of their land ownership, and productive resources recorded in the Domesday Book of 1086. The earliest evidence of human activity found in the archaeological record for the parish dates to the Neolithic, consisting of chipped axeheads (NHER 11179), polished axeheads (NHER 23244, 28288), a flint flake (NHER 32856) and a knife (NHER 33566). Pieces of Neolithic pottery have also been recovered to the west of Glandford (NHER 25863).

The Bronze Age is represented in the parish by several ring ditches (NHER 12793, 12825, 12826, 27944 & 32946) which have been picked up on aerial photographs, though none are visible from the ground. Assorted artefacts dating to the Bronze Age, such as copper alloy axeheads, rapiers and a chisel have also been recorded on the HER. Iron Age finds include pottery fragments (NHER 25863 & 25948), a brooch (NHER 33566) and an Icenic gold coin (NHER 28045).

There is no structural evidence for the Roman period within the parish, other than a roofing tile (NHER 33796), but there have been many finds including coins (NHER 21565, 25596, 29422 & 30017), brooches (NHER 20208, 34955), pottery fragments, a pendant (NHER 33796), nail cleaners (NHER 37193) and a harness fitting (NHER 29422).

The region has a rich assemblage of Saxon artefacts, including pottery fragments, a number of brooches (NHER 21565, 25860, 25863, 258045 & 36815), and a very important Middle Saxon copper alloy mount for a book cover or vessel with a circular domed glass insert NHER

31596). An inhumation burial of a male, with various grave goods, is recorded for within the parish (NHER 39278). Grave goods included an early-Saxon skilket, spear, several pottery vessels, a knife and iron-bound wooden bucket and two fifth or sixth century silver buckles.

The medieval period is represented by coins (NHER 25863, 31596), brooches (NHER 25982, 29422 & 30017), pottery fragments, seal matrices (NHER 31167, 33566, 35447 & 35957), part of a papal bull (NHER 35957) and a gold ring (NHER 12255). St Martin's Church in Glandford (NHER 6171) is a medieval church that was in ruins in the early eighteenth century. It was restored between 1899 and 1908 for Sir Alfred Jodrell of Bayfield Hall (NHER 6176).

Bayfield Hall in Glandford (to the south of the Conservation Area) is a sixteenth century and later house, possibly located on the site of an earlier medieval manor house, flint and brick walls of which were discovered during the construction of a swimming pool in the 1970s.

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Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Glandford.

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6 Street-by-Street Assessment



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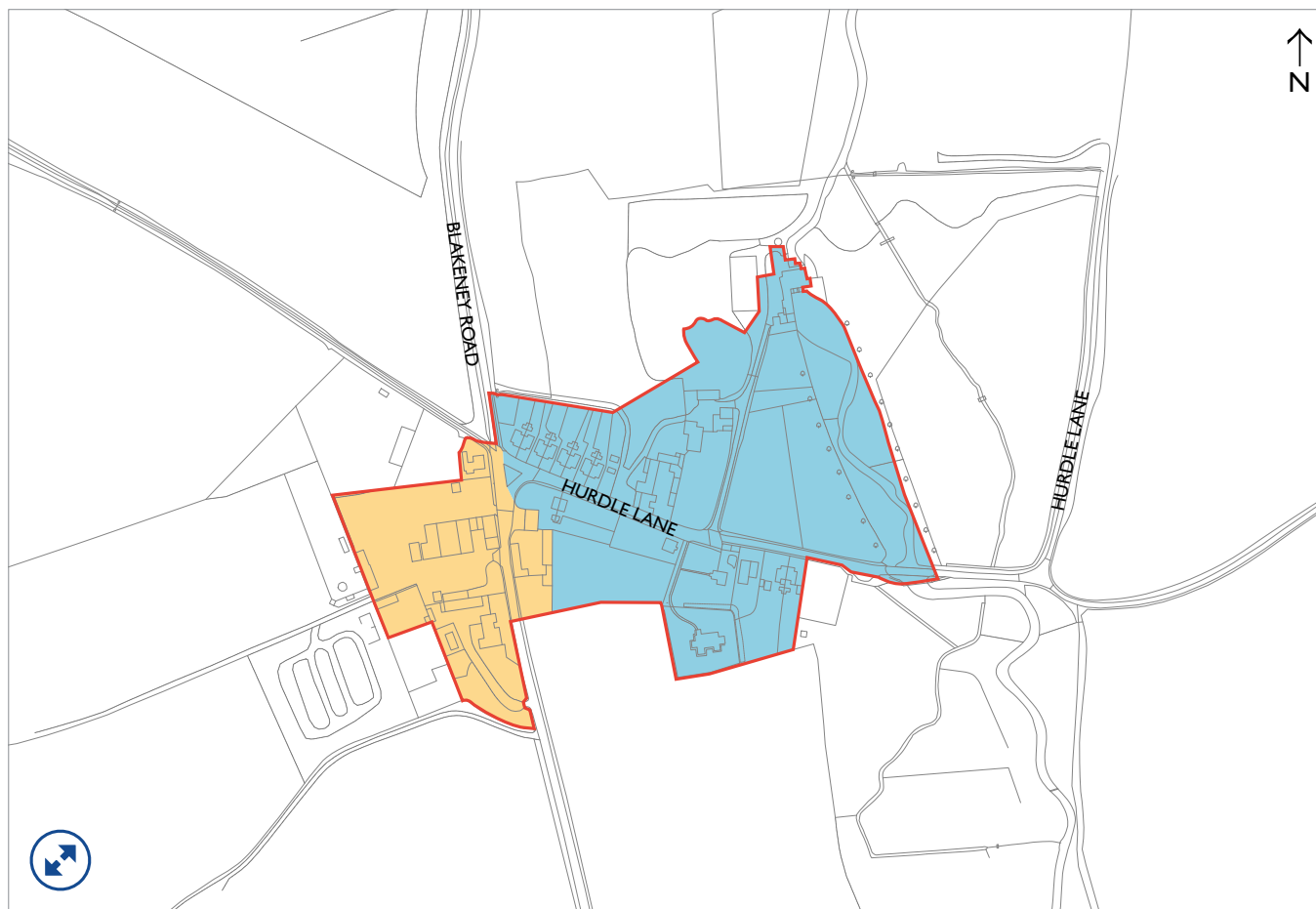
Each of Glandford's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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KEY

- Conservation Area Boundary
- Hurdle Lane
- Blakeney Road

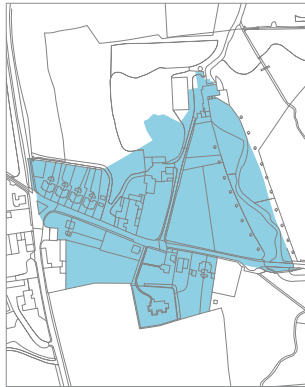


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1. HURDLE LANE, GLANDFORD

East-west aligned street, with row of flint cottages to north side and larger flint cottages to the south side. Church Farm on north side, with the former Glandford mill to the north, set on the River Glaven. South side features Shell Museum and St Martin's church.



Mature hedgerows and flint walls give an enclosed feel.



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Defining Features

- Flint walls both sides of street
- Small green at the west end of the road
- Mature trees in gardens, on the green and at the east end of the road
- Mature, tall hedgerows
- Properties set back with well defined boundaries and front gardens
- Church and Shell Museum have attractive park fencing and green to front, with church set back on a small rise
- Ford crossing at the east end of the road

Key Issues

- uPVC doors and windows to cottages on the north and south sides of road
- Untidy yard area to Church Farm
- Solar panels to the mill
- Satellite dishes visible from the road

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows
- Solar panels and satellite dishes should be located on roof slopes or in areas which do not face the public highway or affect views into and within the Conservation Area
- Better maintenance of yard areas

Listed Buildings

Grade II*

- Church of St Martin

Grade II

- Glandford and Bayfield War Memorial Cross

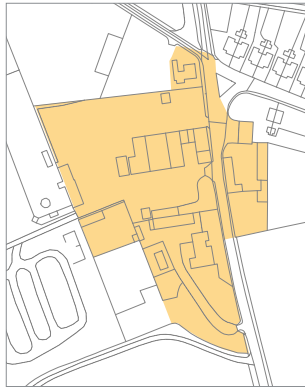
Proposed Locally Listed Buildings

- Nos. 1-8
- The Shell Museum
- Church House
- Mill Cottages



2. BLAKENEY ROAD

North-south aligned road, flint wall lined to the west along main thoroughfare road, with flint gabled houses and flint walled barns and farm buildings, several converted to commercial use. Houses side-on to road.



Defining Features

- Sparsely populated
- Converted barns and flint walled farm buildings located on both sides of the road, with yards forming gaps between buildings
- Mature hedgerows and flint walls to road give enclosed feel, especially by Manor Farmhouse
- Manor Farmhouse is a large building which is prominent in the streetscape
- The green contributes to the setting of the north end of the road
- Views to open fields/rolling hills

Key Issues

- Busy and fast through road
- Untidy yard area at Manor Farm
- Modern utilitarian barn at Manor Farm
- Cluttered signage at entrance to Manor Farm

Recommendations and Opportunities for Enhancement

- Better maintenance of yard areas
- A co-ordinated scheme of signage using sympathetic materials would enhance the appearance of the Conservation Area

Listed Buildings

N/A

Proposed Locally Listed Buildings

- Manor Farmhouse
- Holbrook

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Section 7

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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7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. Some boundary walls were noted as having moss, vegetation and ivy growth which if left untended could cause issues with the integrity of the mortar joints. Some of the timber benches, particularly the one in the churchyard which is covered in moss, could benefit from some maintenance. Some of the yards at Manor and Church farms are somewhat untidy and would benefit from some improvement, though are not overly obtrusive in their farmyard contexts. Otherwise no particular issues of concern regarding condition were noted.



Moss and ivy growth to a wall



Moss growth to bench in the churchyard

7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future, particularly modern elements that are out of keeping with the Conservation Area.

The replacement of historic or traditional doors and windows with inappropriate alternatives, such as those in uPVC, is a significant threat and has occurred on several of the cottages within the village. Changes to traditional timber fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building, usually as the glazing pattern is incorrect and frames are thicker, and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged timber 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 or unobtrusive secondary glazing without affecting the appearance substantially. 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 insertion of additional windows or enlargement of existing windows can also change the balance of an historic façade and involve the loss of historic fabric.

Solar panels can also be visually intrusive to Conservation Areas they are positioned on roofs visible from the public highway or publicly accessible open spaces or paths. Satellite dishes and aerials visible from publicly accessible areas also clutter the appearance of historic facades.

There are several sign boards affixed to a barn and the entrance to the Manor Farm complex. These have a shiny, plastic quality and are cluttered. A more coordinated approach to signage, preferably painted on timber, would be beneficial.



uPVC door



uPVC window



uPVC window and modern replacement door



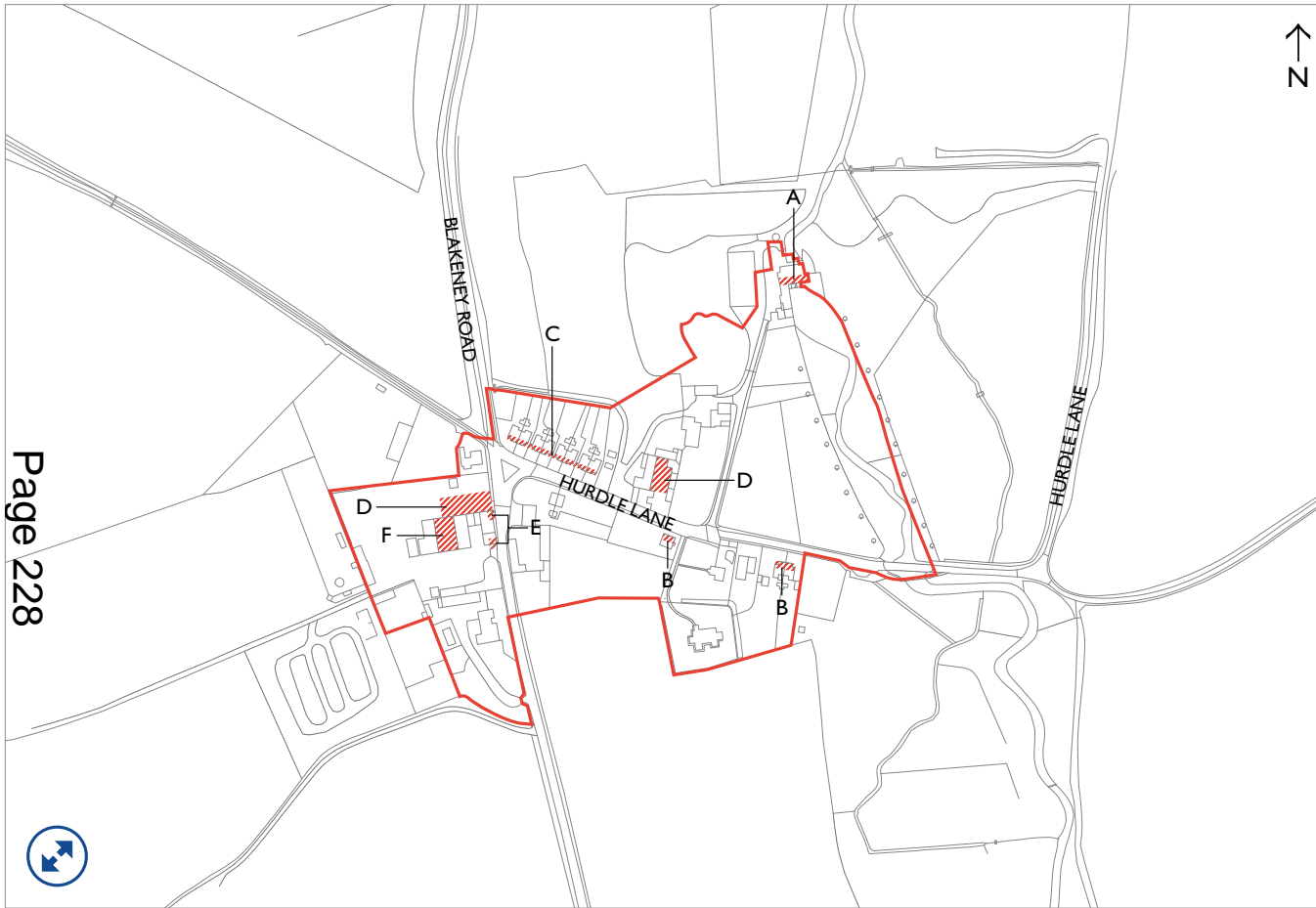
Satellite dish on front façade



Uncoordinated signage at the entrance to Manor Farm



Aerials and wiring clutter the appearance of facades



KEY	
	Conservation Area Boundary
	Negative Feature
A	Solar panels and enlarged windows
B	uPVC windows and doors
C	uPVC windows and doors, and satellite dishes and aerials
D	Untidy yard
E	Cluttered signage
F	Modern utilitarian barn

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7.3 NEW DEVELOPMENT AND EXTENSIONS

The small size of Glandford, as well as its semi-planned nature, means that there is very limited scope for any new development within the village. Minimal development may be possible but 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. New buildings should be planned to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development 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 does 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 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.

The same principles are true for extensions to existing buildings, which should normally be located to the rear of buildings or in locations out of sight from publicly accessible areas. Extensions to 1899-1908 cottages that have surviving outbuildings should not normally include the loss of those outbuildings and they should not be subsumed within new extensions.

7.4 TOURISM AND HOLIDAY COTTAGES

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.

7.5 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. Glandford is close to the Wiveton Downs Dark Sky Discovery Site. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Glandford at night.

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7.6 AGRICULTURAL BUILDINGS

One of the barns at Manor Farm is a modern infill, using machine made brick and corrugated metal to walls and the roof, plus a metal roller shutter door. It has a utilitarian appearance in the context of the adjacent historic buildings and natural landscape. For agricultural holdings of 5ha or more new agricultural buildings can be erected or existing buildings extended or altered under permitted development rights. There is therefore potential for more agricultural buildings to

be constructed in the Conservation Area or within its setting; they can be particularly prominent on village edges in views from the wider landscape. These barns are essential for the continued agricultural use of the land. There could be opportunities to soften the appearance of the existing modern barn, for example with timber cladding or the installation of a pantile roof. New agricultural buildings could be located where they are less visually and could use materials that are more in keeping with the character of the Conservation Area.

7.7 RURAL CHARACTER AND SUBURBANISATION

Glandford's rural character is one of the things that make it special. With the desire of owners to improve 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, conifer hedging, high or hard fences, and larger parking areas could erode the informal, rural feel of the area.

External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars.

Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are minimal and this should remain the case.

While there is some limited parking on Hurdle Lane, this is not overly intrusive. There are several other places within the Conservation Area where visitors and residents can park, including at Manor Farm and at a small car park on the north side of Hurdle Lane, which means that pressure for parking in the village is not an issue.



Modern barn in the context of those with a historic character



7.8 COASTAL AND RIVER LOCAL AND CLIMATE CHANGE

The Glandford Conservation Area is not far from the North Norfolk 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.²¹ 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 Glandford and Bayfield Lake. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,²² both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mills, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

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

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

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.



Section 8

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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8.1 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 the Glandford 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 Glandford from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

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

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Glandford is its well-maintained historic built environment. 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.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, Dutch gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality, such as the Church and Manor Farmhouse, but they are, by definition, rarities and will not be regarded as precedent for new development.
- The current settlement pattern, principally of cottages on Hurdle Lane and farm complexes and the mill on the outskirts of the village, will be maintained.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, should be limited and must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits and current public green spaces will be preserved. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The agricultural and river setting of the village contributes considerably to its special interest and will be maintained.
- New or extended agricultural buildings constructed under permitted development rights should be well-designed and would benefit from the use of traditional materials consistent with the Conservation Area where ever possible.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Glandford that is a fundamental part of its character, which includes predominately flint, complemented by brick. Plain red tiles are used for the 1899-1908 buildings, while pantiles are used elsewhere. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars, 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 in order prevent problems with condition and to rectify and issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the 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 flint and brick wall in poor condition using as many of the original flints and bricks as possible.

8.3.2 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 and the streetscape 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 village's history.



Recommendations

- Buildings in Glandford should not be rendered or painted to preserve the consistency of appearance of the flint and/or brick buildings in the village.
 - Patterns of flint and/or brickwork in buildings and boundary walls will 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, plaques and decorative features will be retained and preserved in situ.
- Original and historic windows (including dormers, bay and oriels windows) and doors, which are typically timber, 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.
 - 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.
 - Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

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8.3.3 Alterations, Extensions and Demolition

Glandford's 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, the streetscape and 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. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

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

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



Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

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

When considering change to individual buildings or elements in the public realm, the impact on the streetscape 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 on a street but to repeat the change multiple times would diminish the character of the street.

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. There are no serious development threats in Glandford at present and given the existing controls that Conservation Area designation brings 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 the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. They are more likely to be acceptable to the rear of buildings or where they are not visible from publicly accessible locations. 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 will 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 satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.
- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.

8.3.4 New Development

New development will be subject to local and national planning policies. Though limited in scope in Glandford, it may take the form of replacement buildings or construction on undeveloped plots. 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 (for example farms verses cottages) within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. 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 remain preminent and their setting is not harmed.

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 new development 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 be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, stone 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.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.

8.3.5 Public Realm and Green Landscape

Glandford is a rural village and its public realm should reflect this. 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.

Current public realm features in the Conservation Area are minimal and in materials that are generally appropriate to the character of the area, such as timber bollards. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Signage for commercial units would benefit from being in a co-ordinated scheme and in traditional formats, such as painted on timber. Timber benches would be preferable over plastic. Road markings should be kept to a minimum to preserve the rural character of the village.



The green spaces, trees and planting within Glandford and within its setting provide an important contribution to the the character of the Conservation Area and should be preserved.

The ford at the River Glaven is an important element of the Conservation Area, both visually and historically.

Recommendations

- Boundary walls should be preserved and regularly maintained.
- Road markings will be kept to the minimum necessary and use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.
- Traditional materials for street furniture and signage should be used.
- The green spaces within the Conservation Area will be preserved.
- Trees and planting will be maintained.
- The ford at the River Glaven will be maintained.

8.3.6 Setting and Views

The setting of Glandford contributes to its special interest, which is comprised of open agricultural fields and woodland. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Agricultural buildings which are constructed under permitted development rights would benefit from being designed with traditional materials and forms.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church, Manor Farm and the cottages on Hurdle Lane, will be preserved.

- Excessive use of external lighting will be avoided.
- Agricultural buildings should be located to minimise their impact and would benefit from being designed with traditional materials and forms.

8.3.7 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 have 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).



Though there are some areas of open land in-between buildings and at the edges of the village these are limited and form an appropriately sized buffer to the built development. The land also encompasses the section of the river from the ford to the former mill, which is an important historic element of the milling history of the village. No major changes have been made to the built development of Glandford since the designation of the boundary. Therefore, the boundary has been reviewed and in Glandford no proposed changes have been made.



Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Glandford Valley Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

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

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

PLANNING ADVICE

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

ADVICE ON CONSERVATION BEST PRACTICE

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

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

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

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

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



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

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

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

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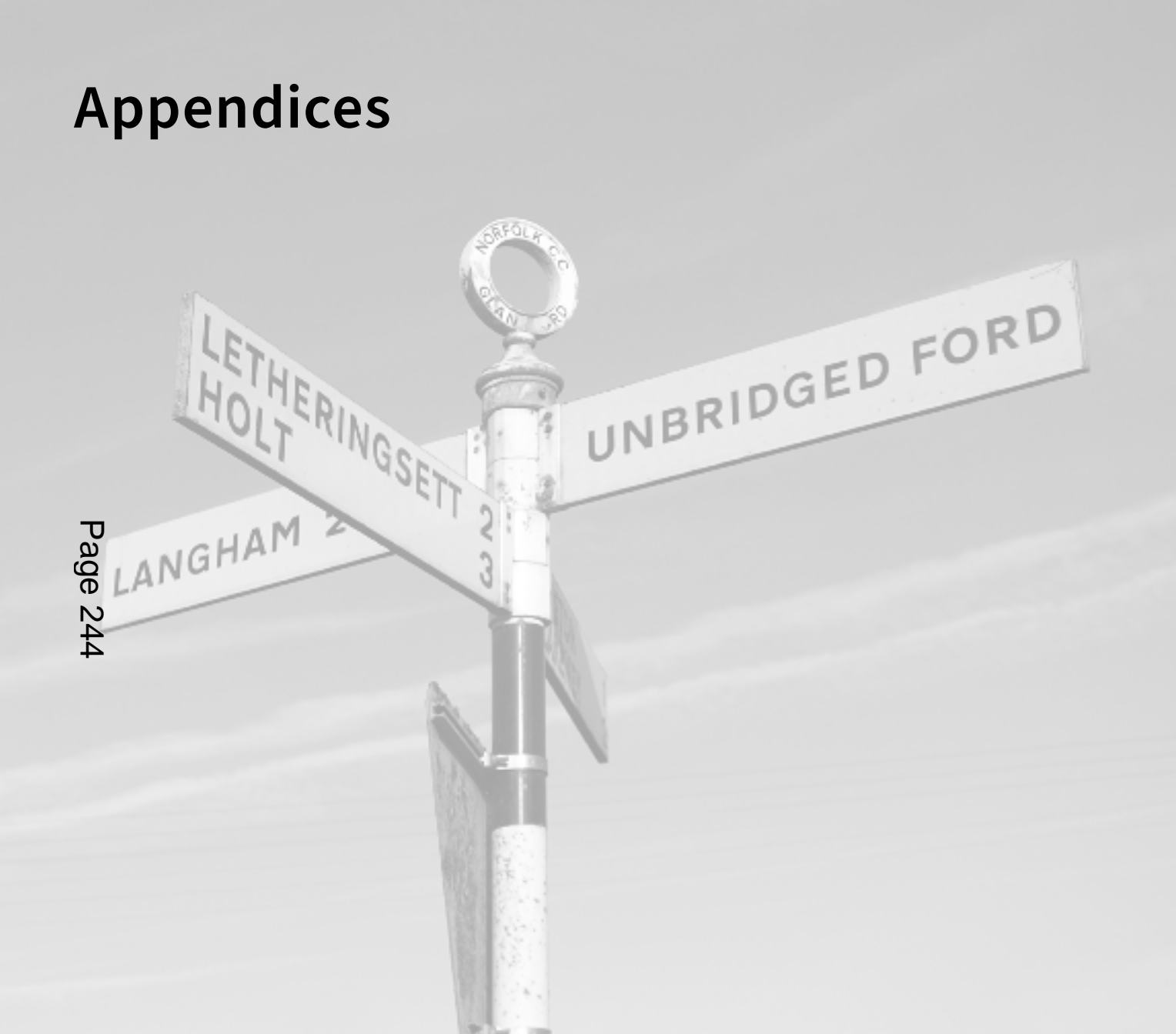


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C/Sca 2/39 Blakeney, Wiveton and Glandford Inclosure Award, 1824

DS 56 Cley Bayfield and Glandford Estate Map of John Johnson Gay, occupied by Mr Thurston as allotted by the (Inclosure) Commissioner, 1812

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Natural England, <https://designatedsites.naturalengland.org.uk>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Listing description St Martin's Church: <https://historicengland.org.uk/listing/the-list/list-entry/1304919>

Listing description Glandford and Bayfield War Memorial Cross: <https://historicengland.org.uk/listing/the-list/list-entry/1458517>

<http://www.norfolk Mills.co.uk/Watermills/glandford.html>

<https://www.shellmuseum.org.uk/about.html>

<http://www.glavenvalleychurches.org.uk/index.php/glandford-parish/glandford-history/>,

[http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))

<https://opendomesday.org/place/TG0441/glandford/>

LEGISLATION

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

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

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, 72). 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 harm²³ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally incorporating 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

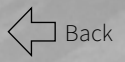
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may 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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HURDLE LANE


Address / Building Name	Church of St Martin
Street-by-Street Area	Hurdle Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304919
Brief History	Parish church with medieval origins, in ruins by 1730, chancel rebuilt 1875, nave and aisles 1899 – 1906 by Hicks and Charlewood at the expense of Sir Alfred Jodrell of Bayfield Hall.
Brief Description	Galletted whole flint with stone dressings, lead roof. West tower, nave, chancel, north aisle, north porch, south transept and south vestry; 3-stage embattled tower with parapet of knapped flint, gargoyle and clock face to north, 2-light west window with renewed tracery, cusp headed light under a square hood mould, 2-light bell openings with voussoirs of alternate brick and knapped flint.



Address / Building Name	Glandford and Bayfield War Memorial Cross
Street-by-Street Area	St Martin's Churchyard
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1458517
Brief History	Glandford and Bayfield Memorial Cross which stands outside of St Martin's Churchyard, signifying the contribution made by the local community in the First World War. Original post-WWI cross blown over during 20th C and a replica installed.
Brief Description	A tall Latin cross in granite with crucifixion carving.



Address / Building Name	Church House
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Side-on flint cottage facing shell museum. Group value with Church and Shell Museum. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.



HURDLE LANE (CONT.)

Address / Building Name	Row of semi-detached houses
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Four pairs of flint cottages with Dutch gables, set back from road, bounded by flint walls and original iron-work gates. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. The row of cottages are also a local landmark on Hurdle Lane.



Address / Building Name	Shell Museum
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Built 1915, paid for by Sir Alfred Jodrell of Bayfield Hall.
Brief Description	Charming flint chapel style building, operating as Shell Museum, set in attractive garden. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. The Shell Museum is also a local landmark on Hurdle Lane.



Address / Building Name	Mill Cottages
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Pair of flint cottages with Dutch gables. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.



BLAKENEY ROAD

Address / Building Name	Manor Farmhouse
Street-by-Street Area	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.

Brief Description Flint and red brick farm house, with Dutch gables built side-on to the road. Surrounded by mature gardens and bounded by extensive flint wall and flint outbuildings to the north. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. Manor Farmhouse is also a local landmark on Blakeney Road.



Address / Building Name	Holbrook
Street-by-Street Area	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.

Brief Description Similar in style to Manor Farmhouse but on a smaller scale. Also built side on to Blakeney Road. Prominent chimney stack. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.



Appendix D

Full Size Plans

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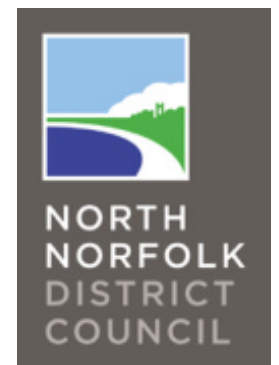
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Layered PDF**

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Hempstead

Conservation Area Appraisal and Management Plan

Second Draft: September 2020

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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.

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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.



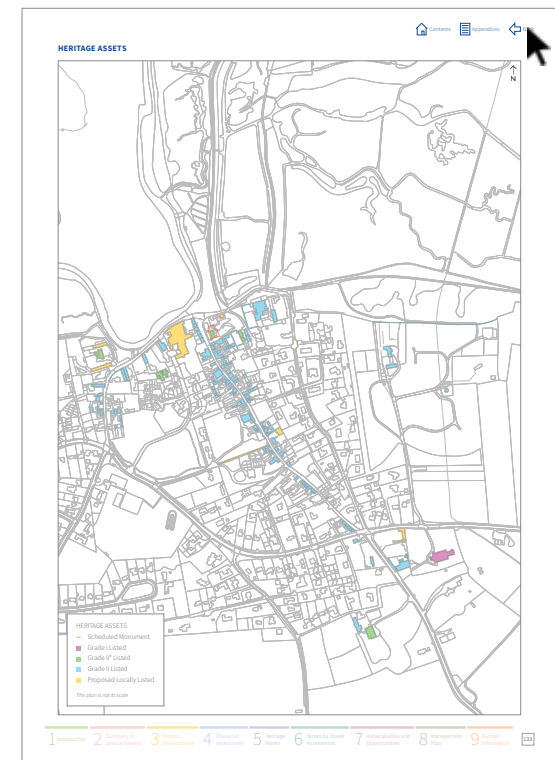
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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.



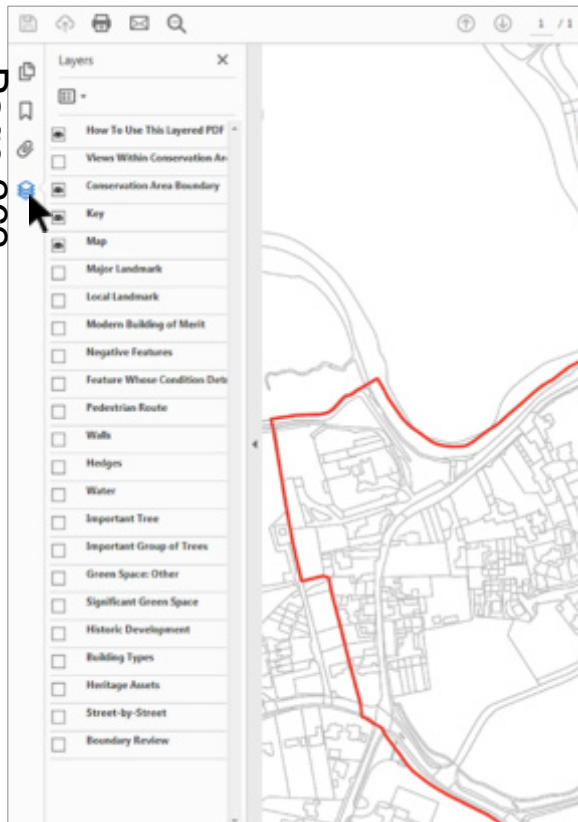
How to Use the Layered PDF in Appendix D

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.

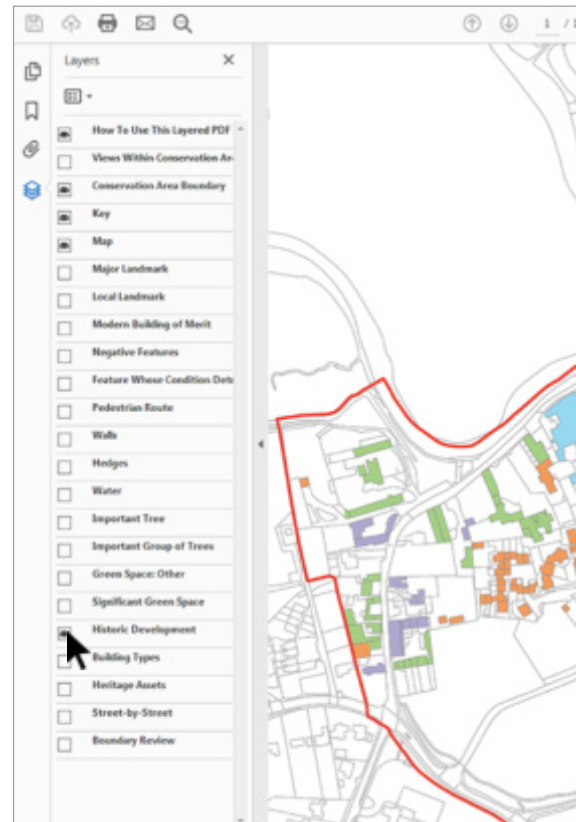
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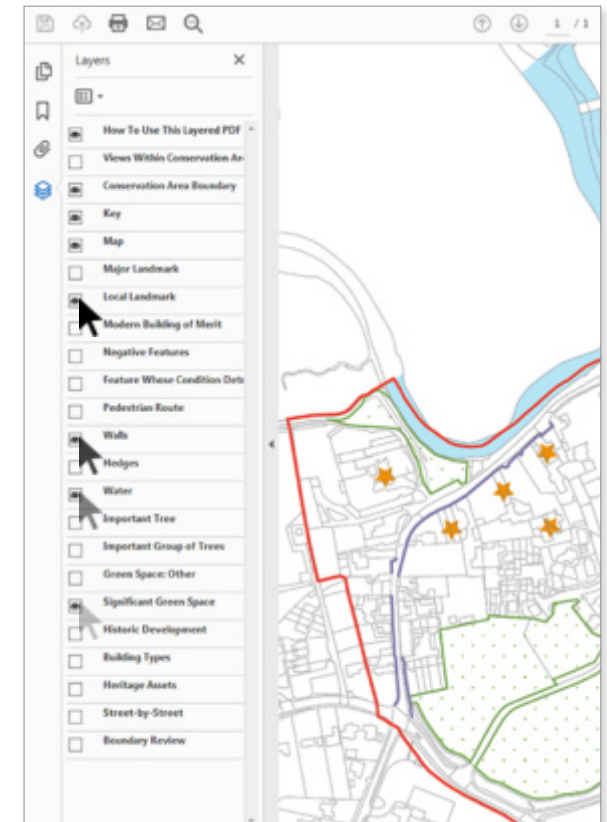
Viewing Different Layers

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 Hempstead 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.

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Appendices



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- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 HEMPSTEAD CONSERVATION AREA

The Hempstead Conservation Area was originally designated in 1975. The designation covers most of the village including the full length of The Street, with Pond Hills Road continuing southwards to Barn House and Brownwood, and Marlpit Road extending off to the east to Pine Farm. Mid-twentieth century houses on Chapel Lane are excluded from the Conservation Area.

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 of the parish's mill stood outside of the village to the east on the main river but is now lost.

1.2 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'.¹

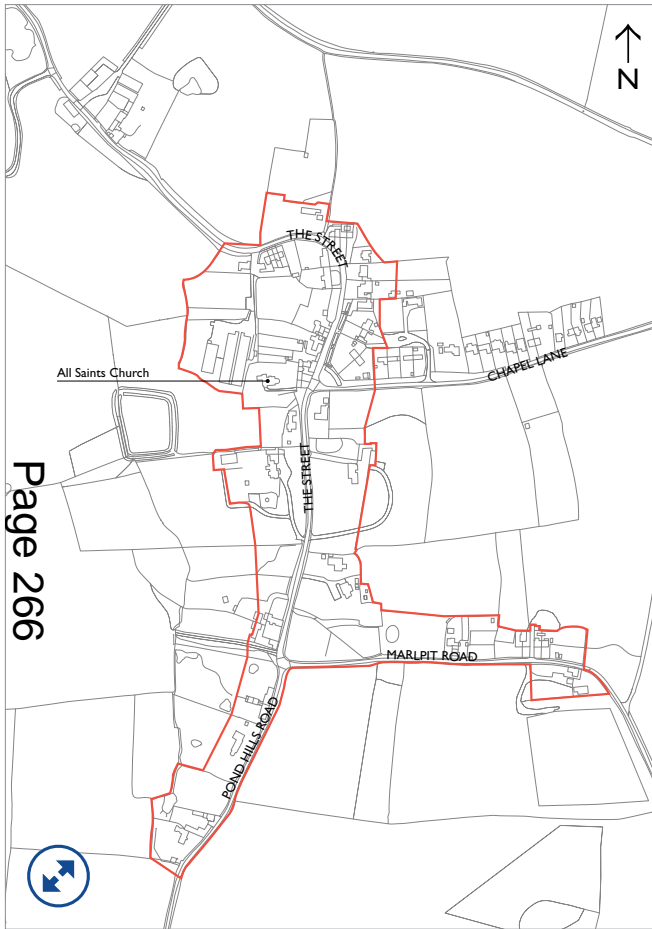
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and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

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

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

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* 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 Hempstead Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_web.pdf.



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Hempstead 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.

1.3 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.⁶² 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 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.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces 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 the Hempstead 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;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

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).*

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. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) 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 the public thoroughfares within the Conservation Area.

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

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

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- 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 Hempstead Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.



1.5 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.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 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

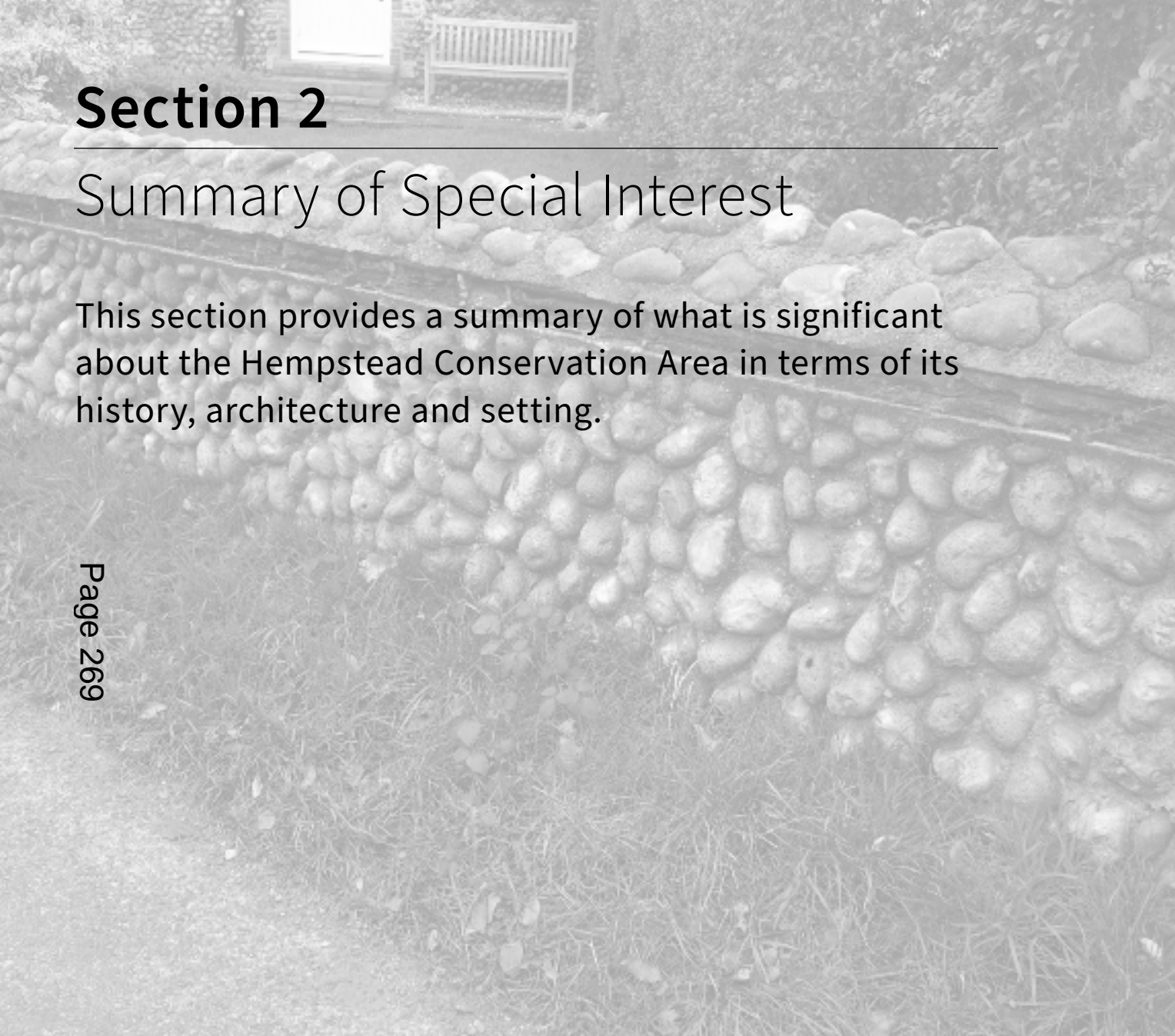
The Draft Hempstead Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period in January and February 2021. This includes the publication of the draft document on North Norfolk District Council's website.

Other means of consultation carried out include:

- 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.
- Opportunity for review of the draft appraisal by Hempstead Parish Council

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).



Section 2

Summary of Special Interest

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

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2 Summary of Special Interest



Hempstead’s special interest lies in its character as a small rural village which has retained much of its historic character. The village has remained small, with little development until the late twentieth century, though it still retains its sparsely developed layout today despite some newer buildings.

The village’s earliest building is the fourteenth century All Saints Church (Grade II* Listed) which lies on the west side of the village. It has a diminutive design with an unusual thatched apse and was once closely associated with the early manor house, Lose Hall which stood just to the west from the thirteenth to early-nineteenth centuries. The remains of Lose Hall have archaeological interest as they demonstrate the construction of a small, early manor house. Several other historic houses in the Conservation Area date from the seventeenth or eighteenth centuries, such as the Grade II listed Brownwood which bears the date 1672 and White Horse Cottages.

The village is associated with Hempstead Hall, one of the manor houses for the locality, which is located to the west of the Conservation Area. Both manor houses and other land in Hempstead was owned by the Gurneys, a prominent Norfolk family of bankers, in the nineteenth and early-twentieth centuries before the estate was sold off and broken up in 1945. Also associated with the village is Hempstead Mill, to the north-west of the Conservation Area, built in the early nineteenth century by the Gurneys and one of the few mill buildings to survive on the River Glaven.

The buildings within the Conservation Area have a consistent character, being small in scale, vernacular in their design and utilising a common palette of materials including red brick, cobbled flints and red or black glazed pantiles. Cottages are typically arranged in short terraces in the northern portion of the Conservation Area, with larger detached houses or

farmsteads in the southern half. Most are fairly plain in their design but there are some attractive decorative details which catch the eye, such as stepped gables to White Horse Cottages and patterns picked out in brick, such as a bell on the former school house.

The streetscape of the Conservation Area is very rural in character, with soft green verges at the sides of road, minimal road markings and signage, and plenty of mature trees and hedges creating a very green appearance. Along the southern end of The Street, on Marlpit Road and on Pond Hills Road the trees and hedges lining the roads are an important feature which create an enclosed and intimate feeling. The undeveloped fields between the more spread out buildings on these roads are also an important element to the Conservation Area, which integrates the rural, agricultural landscaping in-between the buildings of the village.



Section 3

Historic Development

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

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[3.2 Early History](#)

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[3.5 Nineteenth Century](#)

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

3.1 INTRODUCTORY SUMMARY

Hempstead is first referenced in the Domesday Book of 1086. The settlement has long been small and rural with a church dating to the fourteenth century and a handful of farms dating to the seventeenth and eighteenth centuries. During the nineteenth century and first half of the twentieth century, under the Gurney family tenure, the estate was developed as a shooting estate and a number of buildings were erected, such as the mill (outside the Conservation Area). The latter half of the twentieth century saw the infilling of formerly sparsely developed land with modern residential buildings, many of which are bungalows.

3.2 EARLY HISTORY

Human settlement in the area dates from the Palaeolithic and Neolithic periods, with evidence of human activity illustrated by hand-axes and other flint hand tools as well as decorated pottery. Evidence of human life in the area during the Bronze Age is suggested by a copper alloy palstave. Two prehistoric sites have been identified but are difficult to date and a possible prehistoric burnt mound or hearth has been found suggesting prehistoric settlement.⁰⁴

The name Hempstead has been translated as ‘the homestead’ or, alternatively, ‘place where hemp is grown’ in Old English.⁰⁵ At the time of Domesday, there were around 18 households in Hempstead listed under two owners, King William and Bishop William (of Thetford).⁰⁶

From 1182 to 1183 Simon de Hempstede was lord of the manor; the family held the manor until 1239 when the de Causton family married into the de Hempstede family and became lords of the manor. The original manor is thought to have been called Nether Hall and it is speculated that this manor was located on the site of the present Hempstead Hall (to the west of the Conservation Area).⁰⁷ A second manor was also built, known as Lose Hall. Following archaeological excavation it is thought that Lose Hall Manor was situated to the west of the church, which would demonstrate the traditionally close relationship for an early manor house and church.⁰⁸

In 1292, William de Ormesby was lord of the original manor of Nether Hall. The manor passed to the Caleys of Oby, the de Harsikes of South Acre, the Dorwards, the Wingfields of Great Dunham and in 1536 to Thomas Jermyn.⁰⁹

3.3 MEDIEVAL

The mill today known as Hempstead Mill (located north-west of the Conservation Area on Hempstead Road) is not particularly old, dating from 1830; a medieval mill and Mill House existed elsewhere at ‘Smokers Hole’ built in the twelfth century when Simon de Hempstede had granted additional water rights to the monks of Binham Priory.¹⁰

All Saints Church dates to the fourteenth century. The Chancel was rebuilt in 1471-1475 (but demolished pre-1830) and the south porch added in c.1550.

Court Green is marked on early historic maps of Hempstead on the road to Baconsthorpe; it is thought that the Green could have been a meeting place in medieval or earlier times for some form of local government.¹¹



All Saints Church



3.4 SEVENTEENTH AND EIGHTEENTH CENTURIES

Regardless of whether the site of the former Nether Hall was a large farmhouse of seventeenth century origin, the first person known to have lived at the Hall was William King.

In 1638 both manors (Nether Hall and Lose Hall) passed to Robert Baynham of Edgefield. William Newman succeeded to Lord of the Manor in 1698 and his estate was surveyed by James Corbridge in 1726. The Newman family were Lords of both Hempstead Manors; residing at Baconsthorpe Manor House and buried at Baconsthorpe Church, they were the first of such lords to live locally. They owned Hempstead Hall Farm and Red House Farm (built in the early eighteenth century). They did not own the other historic farm Green Farm (owned by the Woods and built in the

seventeenth century, located just to the north-west of the Conservation Area). The map accompanying the survey shows that Hempstead Hall Farm was then in the occupation of Richard Mickleburgh and included 'Mill Farm', the fields around the medieval Mill, later called 'Smokers Hole' (not to be confused with the later Mill Farm). Hempstead Hall itself is represented as an Elizabethan house of three storeys with a central entrance portico; the pitched roof featured three gable-roofed dormers and three tall chimney stacks. The house was fronted by a large front garden bounded by a walled enclosure and, adjacent, was a yard of ancillary buildings. Beyond the vicinity of the house and yard were a series of barns. Soon after the survey of 1726, Newman had to sell the estate, to Michael Russell, including the manors of Lose Hall and Nether Hall, plus Baconsthorpe Old Hall and Hempstead Hall.



Hempstead Hall shown on Survey of the estate of William Newman in Hempstead and Holt, 1726, surveyed by James Corbridge (Norfolk Record Office: HET 87/1, 169x2)

Brownwood, a brick and flint house on Hempstead Pond Mills Road bears the date 1674 on its gable. In fact, a number of buildings in Hempstead, besides farm buildings, date to the seventeenth and eighteenth centuries including Church Cottages, The Old Forge Cottage and White Horse Cottages.

The western half of the church tower collapsed and was rebuilt in the mid-eighteenth century. The repairs were funded by selling two of the three bells.

One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Hempstead as a relatively small settlement just off the Hempstead road from Holt to Baconsthorpe. The linear development clusters around a road called The Street. The map does not name or detail many buildings except the White Horse Public House, which closed in the 1960s.¹² The church is also indicated on the opposite site of The Street by a cross. A few farms are apparent by their traditional yard arrangement of outbuildings. Hempstead Hall, curiously, is not marked. The map shows Court Green and a building on it. The Red House is shown just to the north of the Hempstead Road outside of the present Conservation Area; its importance at this time is indicated by the representation of a house and annotations bearing the name 'Red House' and signifying it was the seat of R. Kerrison Esquire. To the north-west Baconsthorpe Hall was represented and annotated similarly, belonging to the Girdlestone family. Also noted on the map is a 'pit' noted on Marlpit Road, indicating the pit where marl (soil consisting of clay and lime which was used as a fertilizer) was dug.



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

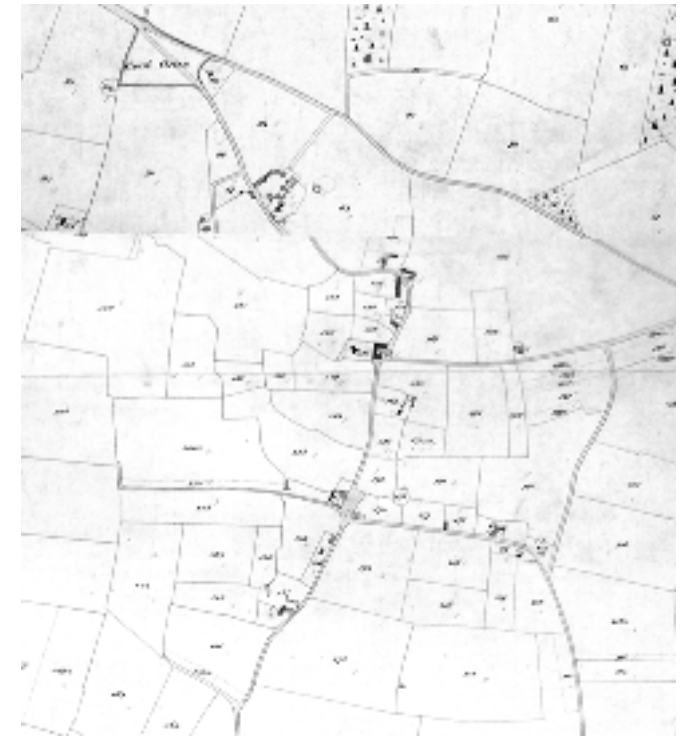
3.5 NINETEENTH CENTURY

Richard Joseph Gurney inherited Green Farm in 1773 and following this went on to buy further land at Hempstead probably for its Glaven Valley Shooting. Towards the end of the eighteenth century, Richard Gurney purchased Hempstead Estate for this purpose. The estate included the Baconsthorpe Manor and Hempstead Hall Farm and Red House Farm, as well as lands in Hunworth and Plumstead. Soon after purchase Gurney built a dam below the junction of two streams, to the north of Red House Farm, which was named Selbrigg Pond, and functioned both as mill pond for the mill further downstream and as a duck decoy for shooting. The duck decoy operator most likely lived in Selbrigg Cottage to the south of the pond.¹³ The Gurney family concentrated on building up the Hempstead Estate during their tenure. Gurney bought the Red House in 1807.

The watermill at Hempstead and the associated Mill House date to 1830. These were built by Richard John Gurney and the mill was known as Holt Mill as the mill is in the parish of Holt. The Glaven was dammed by the mill forming the large lake that remains above the mill today.¹⁴ Selbrigg Pond formed another mill pond further upstream.

The Tithe Map and apportionment gives a more detailed representation of the layout and landownership at Hempstead in 1841. Since Faden's map, the open fields and commons had been divided and allotted, under the inclosure acts of the early nineteenth century. The map details the arrangement of farm buildings at each farmstead, distinguishing between the materiality of the farmhouse and the array of outbuildings arranged around yards. Since the earlier map, Chapel Lane had been formed linking to Baconsthorpe to the east. By 1841, the speculated site of Lose Hall, which had been taken down or had fallen down, was indicated on the Tithe Map as 'Church Meadow'. The Mill is shown, owned by Gurney it was occupied by the miller Daniel Jex.

The major landowner was Richard Gurney who owned Hempstead Hall, Green Farm House and the Red House as well as extensive land and buildings within the parish. Other landowners included William Burcham, Dowager Lady Suffield and John Thruston Mostt. The latter had an estate at Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham from the early nineteenth century. The map shows relatively few buildings in Hempstead village compared to the present day. There were clusters of buildings along the curved section of The Street near the church, then farmsteads at the junction to the south and sporadically located adjacent to roads branching off this.



Hempstead Tithe Map, 1841 (Norfolk Record Office: DN/TA 426)

The 1881-1887 OS map of Hempstead shows greater detail of the built development in Hempstead, with a few more buildings having been constructed since 1841. The string of development along The Street had expanded to the north and south of the church, for example the former school house and the Vicarage and its landscaped grounds had been built to the south of All Saints. The White Horse Inn is indicated at the northern end of the village, as well as a smithy marked. Development in the form of semi-detached houses had sprung up on Marlpit Road to the east of The Street and along Pond Hills Road to the south. Their uniform design with gabled entrances suggests that these could have been estate cottages built for workers.

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The Gurney's rebuilt Hempstead Hall between 1877 and 1880, most likely on the same site as its seventeenth century predecessor, Nether Hall.¹⁵ The wing gable bears the date 1880 and the right gable tie cramp irons are inscribed with 1880.

The site of Lose Hall to the west of the church was excavated in 1976, revealing the original tiled floor just below ground level, most likely installed by the de Lose family in the fourteenth century.¹⁶ The building comprised three rooms.



1881-1887 1:2,500 OS map © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2020)

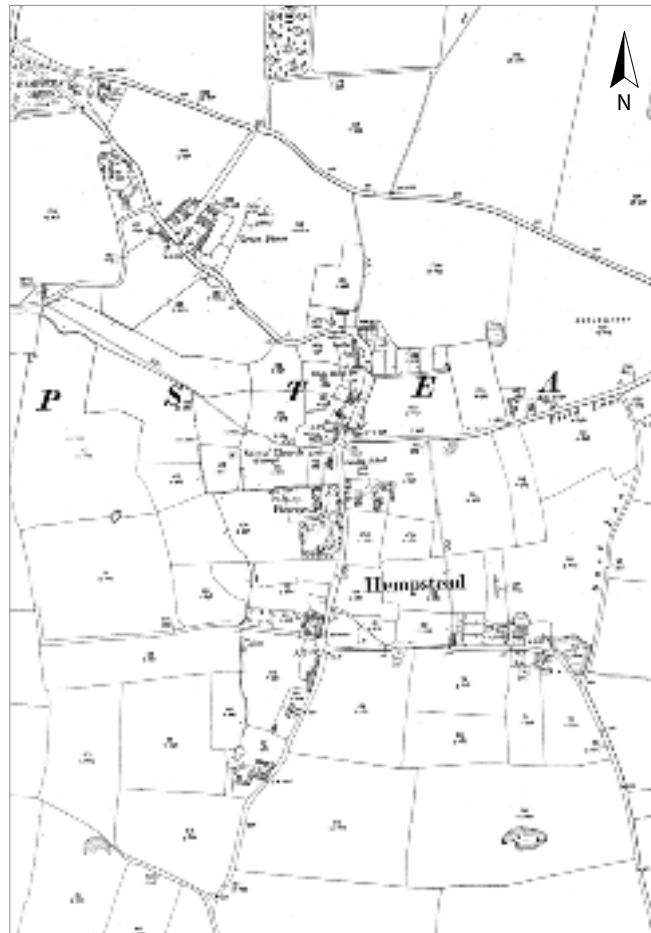


Cottages on Marlpit Road, possible built as estate cottages

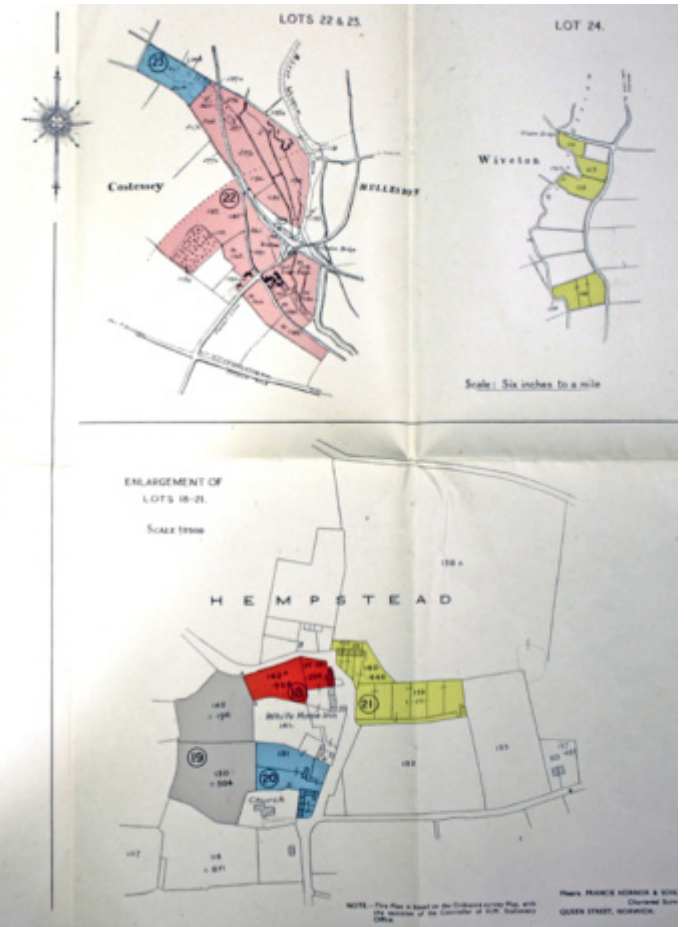
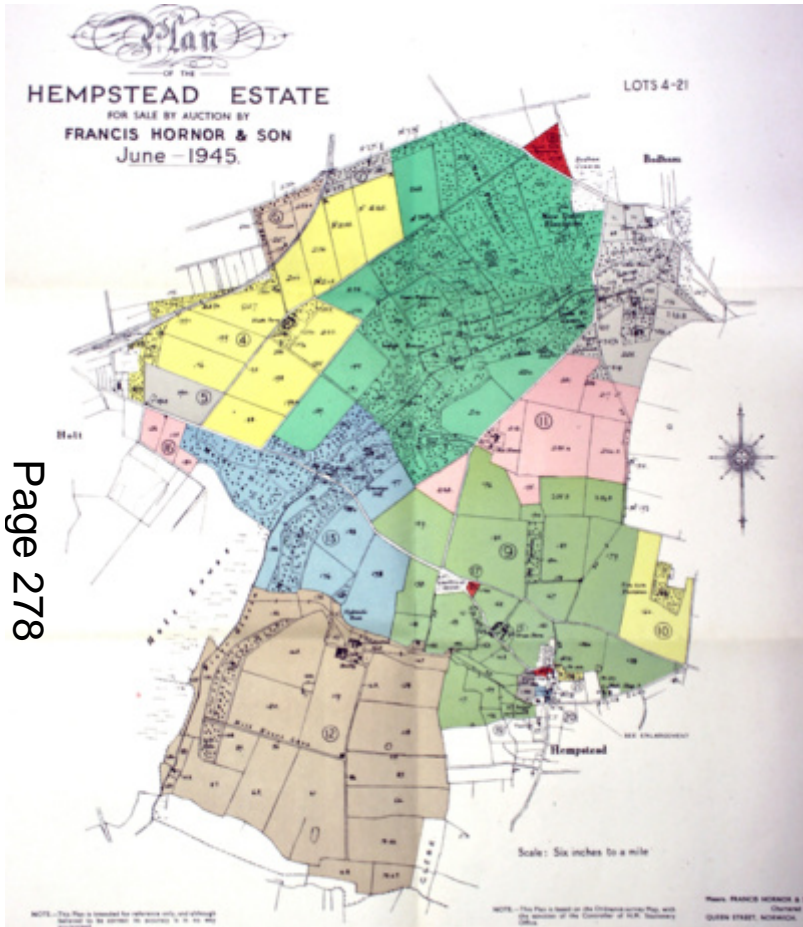
3.6 TWENTIETH AND TWENTY-FIRST CENTURIES

The early twentieth century OS map shows that very little development had occurred in Hempstead at the end of the nineteenth century, although there had been some development to the north of Field Lane (now Chapel Lane) including a Methodist Chapel.

After a long tenure, the Gurney family sold the Hempstead Estate in 1945 a few months after the end of the War. Since the nineteenth century, the number of farms in the Hempstead had increased: the Estate consisted of seven farms, four small holdings and 10 cottages across the parishes of Holt, Bodham, Baconsthorpe and Hempstead. The seven farms comprised Manor Farm, Pond Farm, Heath Farm, Green Farm, Red House Farm, Hall Farm and Lower Farm, Earlham. The plots were up for sale individually or as a whole; the Estate was bought as a whole by Mr George Knight who sold off the Bodham, Holt and Baconsthorpe Farms. He also sold Hempstead Hall Farm to Mr R. H. Mack. Following Knight's death in 1963, the woodland and other farms and cottages were sold to different buyers. Mr John Watson bought the freehold of the 400 acre woodland along the Glaven Valley to the north of the Mill. The following coloured plans show the 24 lots auctioned in 1945.



1905-1906 1: 2,500 OS map © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2020)

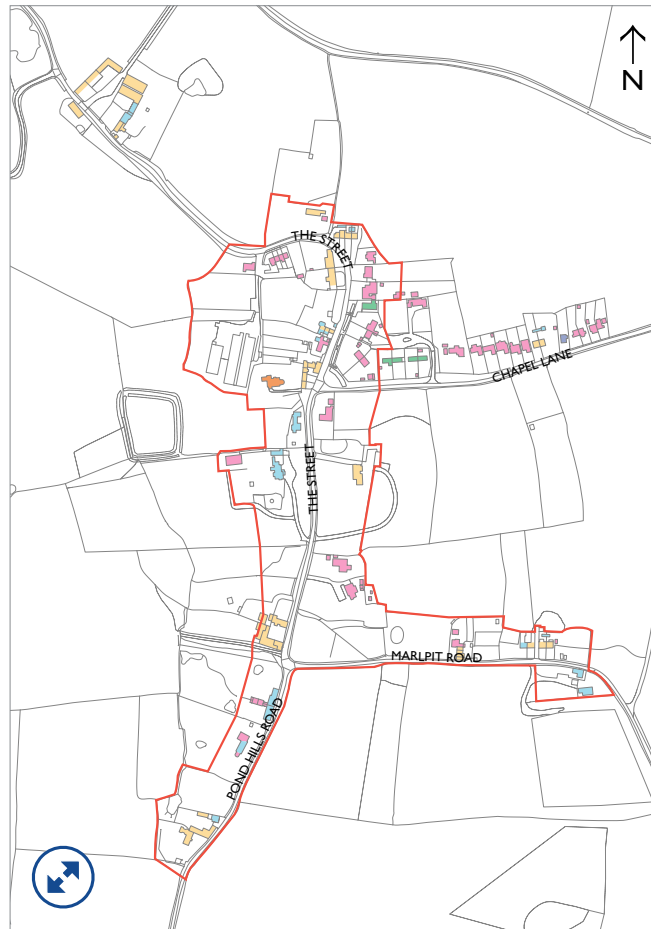


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Lots 1-24, Hempstead Estate (ref to be added)

There were few significant changes to Hempstead in the first part of the twentieth century. In the mid-twentieth century semi-detached council houses were constructed along the north side of Chapel Lane (mostly outside the Conservation Area). The village hall was built in the first half of the twentieth century. The residential accommodation in Hempstead was significantly extended in the latter half of the twentieth century, largely through the construction of houses off The Street, such as Pinewood Cottages, or large bungalows also off The Street, such as Eastside, Glenmore and Westward. Similar modern development was built along the north side of Chapel Lane, which expanded Hempstead on its east side. The White Horse pub closed in the late-twentieth century and is now a house called Wayside. The smithy also closed and was converted to a house, with its former use living on in the buildings name: The Old Forge Cottage.

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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.

Historic Development Plan © North Norfolk District Council.
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Section 4

Character Assessment

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

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Contents

- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape, Spatial Analysis and Greenery](#)
- [4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The Hempstead Conservation Area boundary covers the buildings along The Street, stretching east along the north side of Marlpit Road and southwards on the west side of Pond Hills Road. Former council houses on the north side of Chapel Lane are excluded from the boundary and Green Farm also lies outside the boundary to the north of the village. Hempstead Hall is located to the west of the Conservation Area, while Hempstead Mill is located to the north-west on the road to Holt. The village is located 2 miles south-east of Holt and about 20 miles north-west of Norwich.

The land within the village is roughly level, with a slight fall from east to west. To the west and south-west of the village the land continues to slope down gradually until it drops dramatically when it reaches the valley of the River Glaven and one of its tributaries which issues from Pond Hills.

Hempstead is located south of the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁷ Policies for the

management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

Closer to Hempstead is the Holt Lowes SSSI, an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and the Keeled Skimmer dragonfly.¹⁸



Green Farm to the north of the Conservation Area



Hempstead Hall to the west of the Conservation Area



Hempstead Mill to the north-west of the Conservation Area



KEY

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

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Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

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.

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.

At Hempstead the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.



4.2.1 Surrounding Landscape

Surrounding Hempstead on all sides are large fields used for arable farming. These are set on gently rolling hills, with fields closer to the village being smaller than those further away. Small copses of trees are located near to the village, with larger woods located to the south at Pond Hills and to the west at Holt Country Park and Edgefield Wood. The heathland of Holt Lowes is also located on the banks of the River Glaven to the west. The river valley is denoted by a sharp drop in the land.

The river is an important part of the wider landscape, originating from Baconsthorpe and flowing first south-west then turning north at Hunworth, reaching the sea between Wiveton and Cley-next-the-Sea. The river once had 16 mills on it and, though not within the Conservation Area boundary, Hempstead Mill is one of only five which survive today.



Agricultural land to the west of Hempstead, looking towards Holt Country Park and Edgefield Woods (right) and with the dip in the land indicating the river valley

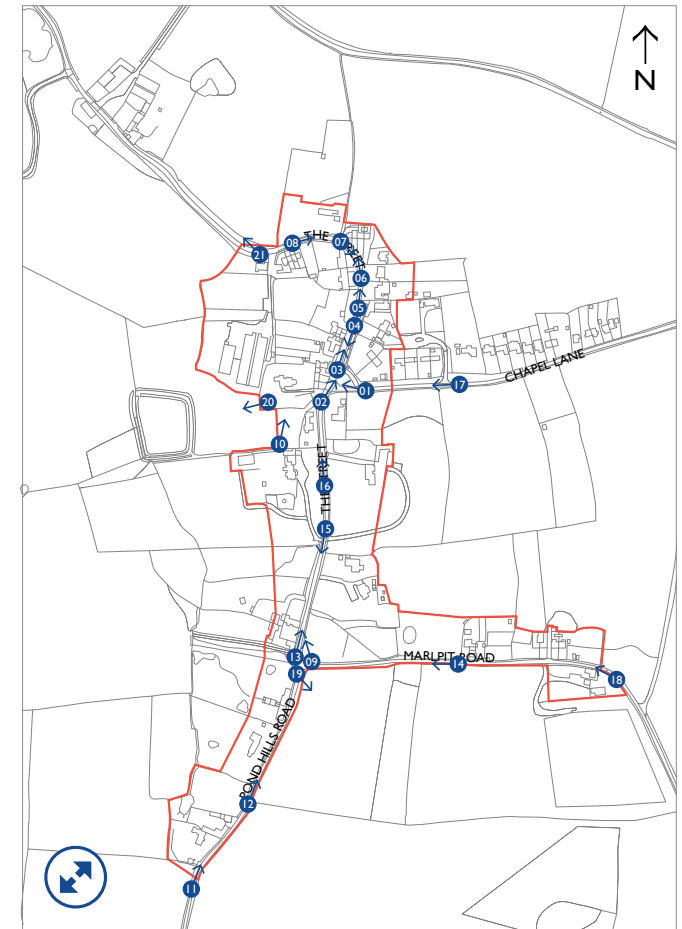
4.2.2 Views

Views in Hempstead fall into four different types. The first are views of buildings gained when looking up or down The Street channelled by the road or views opening up at key areas or junctions (junction between The Street/Marlpit Road/Pond Hills Road, junction between The Street/Chapel Road, and where The Street turns west at the northern end of the village (Views 01-09). These take in mainly historic buildings, as well as a few modern ones, and demonstrate the local vernacular building styles and materials.

Buildings in the southern half of the Conservation Area are more sporadically located, with long stretches of tree and hedge lined roads between them. This is the second type of view, with the greenery channelling the views up and down The Street, Pond Hills Road and Marlpit Road (Views 11-18). Sometimes these incorporate glimpses of buildings on the edges of the road, while at other times the buildings set hard up to the road's edge are prominent features lignin the view or marking the entrance to the Conservation Area (Views 11 and 18).

Copses of trees and trees lining roads or property boundaries make the village itself feel quite self-contained, with few views out into the landscape or into the village from the surrounding land. However, there are few opportunities between trees and hedge cover to see out of the Conservation Area to the surrounding landscape: towards Green Farm to the north, south-east from the junction between The Street/Marlpit Road/Pond Hills Road and west from the churchyard (Views 19-21).

Lastly, close range views of the church can be gained from the churchyard and playing field to the south (View-10).



Views 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.



View 01

View north-west of the green at the junction of The Street/Chapel Lane, one of the few wider open spaces in the village, taking in some of its typical historic cottages.



View 02

View north of the open green space at the junction of The Street/Chapel Lane depicting typical features of the Conservation Area: historic cottages of red brick, red tile and flint, grass verges and mature trees.



View 03

View looking north along The Street with gable ends of buildings set on the road on the left hand side and grass verges and mature trees framing the view on the right hand side.



View 04

View looking north along The Street with historic buildings framing the view on the right hand side and mature trees and grass verges to the left.



View 05

View looking north on The Street, with historic buildings lining the view on the left and White Horse Cottages forming a focal point at the north end of the road.



View 06

View looking north-west taking in The Old Forge Cottage and White Horse Cottages set on the curve of The Street westwards.



View 07

View looking south-east around the bend in The Street, taking in both new and old properties, grass verges and mature trees in the centre of the village.



View 08

View looking east towards the stepped gable end of White Horse Cottages and around the curve at the northern end of The Street. Greenery lining the road is also evident in this view.





View 09

View looking north-west at the junction of The Street/Marlpit Road/ Pond Hills Road of the collection of buildings making up the former Church Farm.



View 10

View north of the church, graveyard and the rear of Church Cottages.



View 11

View from the southern edge of the Conservation Area, with Barn House, a barn converted into a house, a prominent building lining the road.



View 12

View looking north along Pond Hills Road, which shows a further section of rural road within the Conservation Area lined with trees and hedges.



View 13

View looking north with buildings of Church Farm lining the view on the left and hedges and mature trees drawing the eye through the view either side of the road.



View 14

View west along Marlpit Road, lined with trees and hedges which draw the eye, plus a glimpse of Old Church Barn on Pond Hills Road through the vegetation.



View 15

View south along The Street, demonstrating long stretches of road between buildings in the southern half of the Conservation Area which are lined with hedges and trees, drawing the eye along the road.



View 16

View northwards on The Street with trees, hedges and the boundary wall to Hempstead Lodge framing and channelling the view.



View 17

View west along Chapel Lane with Church Cottages as a focal point at the entrance to the view, with the grass banks and vegetation drawing the eye towards the buildings.



View 18

View of the converted barn at Pine Farm, marking the entrance to the Conservation Area along a curve of Marlpit Road, together with a typical tree and hedge lined road.



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 View 19

One of the few views that is possible of the fields surrounding the Conservation Area from within the boundary.



View 20

View west looking out over gently rolling agricultural land. ****Better quality image to be taken****



View 21

View north-west looking out of the Conservation Area to agricultural land and the buildings of Green Farm.



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4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

Hempstead has one main road, The Street, where the majority of development is concentrated. This has a distinct curve at the north end where it turns north-west towards Holt. Branching off to the right are Chapel Lane and Marlpit Road, while The Street continues southwards as Pond Hills Road.

Many of the houses within the Conservation Area are small cottages set in short terraces or semi-detached. Garden plots around these houses are generally small, wrapping around the buildings at the front and back, though there are a few at the north end of The Street, on the west side, which have gable ends of buildings set hard up to the edge of the road. On the right hand side of The Street the front gardens of the modern properties form wide grass verges leading down to the road, while elsewhere in the vicinity front gardens are enclosed by hedges or walls.

On the stretch of The Street between Chapel Lane and Marlpit Road there are several larger detached houses which have large garden plots surrounding the house. Former farmsteads are located on the peripheries of the village and are typically laid out with a farmhouse and outbuildings or barns in a rough courtyard layout.

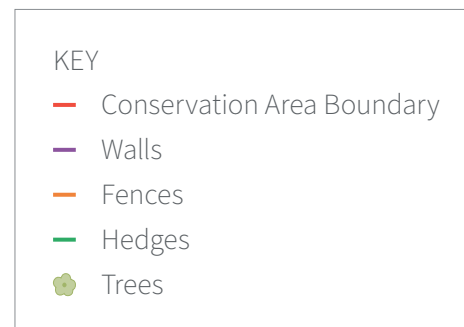
4.3.2 Boundary Treatments

There are a mixture of boundary treatments used in Hempstead. Flint and red brick walls are used in short sections to denote property boundaries of either side of an entrance gate to larger houses. These are typically mid-height and built of flint cobbles with red brick cappings. Some have decorative metal gates within the walls.

The boundary to the churchyard is partly demarcated by a wall but to the south and west a traditional metal fence is used. There is also a metal kissing gate to access the graveyard from the east. The main gates to the church are timber and have the memorial inscription 'Henry Vick C.W. 1958-2008'. These walls and fences are concentrated in the northern half of the Conservation Area. Formal mid-height hedges are also sometimes used to denote property boundaries.

The most common boundary treatment in the Area is a thick hedge with mature trees behind. These are more common in the southern half of the Conservation Area where buildings are more spaced out and boundaries often mark the edges of fields between houses. These rows of trees and hedges are important for framing views and creating an enclosed feel along lanes.

There are a small number of close boarded fences, chain link fences and tubular metal handrails in the village which are not as appropriate in character for the Conservation Area.



Boundary Treatments 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.



Wall, fences and kissing gate to the graveyard



Timber gate to the churchyard



Metal gate and railings to the graveyard



Flint cobble wall



Formal hedge to a property boundary



Flint and brick flank walls to a gate



Flint and brick wall with metal gates to Hempstead Lodge



Decorative metal pedestrian gates in a brick and flint wall to Hempstead Lodge



Hedges and trees on the edge of Pond Hills Road



Hedges lining Marlpit Road

4.3.3 Public Realm

There are limited formal public realm features in Hempstead, consistent with its character as a rural village. Road surfaces are tarmac with no pavements. Grass verges are either side of road, in most cases relatively narrow, though at the north end of The Street the gardens of Glenmore, Westward Ho and the village hall lead down to the road creating wide verges. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area.

There are limited road markings, restricted to white lines at the two main junctions. Road signage is also minimal, with smaller sized signage wherever possible, such as small speed limit signs. Road name signs are in a traditional style, with a black and white sign between two black upright posts. These features help to retain the rural character of the village.

Two finger post signs are located at the Marlpit Road/ The Street junction, one a modern metal sign for road directions, though in a relatively traditional design, and one timber sign for walks. These are both appropriate traditional forms though their positioning next to one another is slightly cluttered. An attractive decorative metal sign, painted blue and white, is located next to the village hall with an inscription reading 'Hempstead Coronation 1937'.

There is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.

A cluster of public realm features are located on the east side of The Street, where there is a pop of colour from the bright red traditional telephone box and post box. A bus shelter is in timber and of a modest size. Its design and materials are, appropriate to the character of the area, though the woodwork is in need of decorative attention and most of the glazing panels to windows on the front have been lost. Two traditional style benches with iron uprights and timber slats are located on The Street complement the character of the Conservation Area. Lastly in this group is a basic sign board displaying a map for local walks, which is an appropriate modest design in a timber frame.



Informal gravel driveway



Limited road markings at the junction of Marlpit Road, The Street and Pond Hills Road



Finger post signs



Post box, telephone box, wooden telegraph pole and sign board on The Street



Traditional style road sign



Wooden bus shelter and traditional style bench



Coronation sign next to the village hall

4.3.4 Open spaces and greens

Most of the roads within the Conservation Area have a fairly enclosed feeling because of the flanking hedges and trees. However, the space opens up at the junction between The Street and Chapel Lane, where there is an informal ‘green’ consisting of an area of grass, used for informal parking. Coupled with the widening of the road, the front gardens of Church Cottages and the driveways opening up into the churchyard and playing field, this provides a focal area in the village.

Another area which feels more open is at the top end of The Street where it curves westwards. The open front gardens in front of Westward Ho and Glenmore, the gardens to The Old Forge Cottage and Wayside, and the set back of White Horse Cottages and their front gardens gives a greater sense of openness than other parts of the village.

The graveyard around the church also provides a pleasant green space. Adjacent to this is the playing fields which combines with the graveyard to form an attractive open green space.

Beyond the village boundaries the immediate surrounding landscape is all open fields which contribute to is remote rural feel.



Open green space at the junction with The Street and Chapel Lane



The graveyard with playing fields beyond

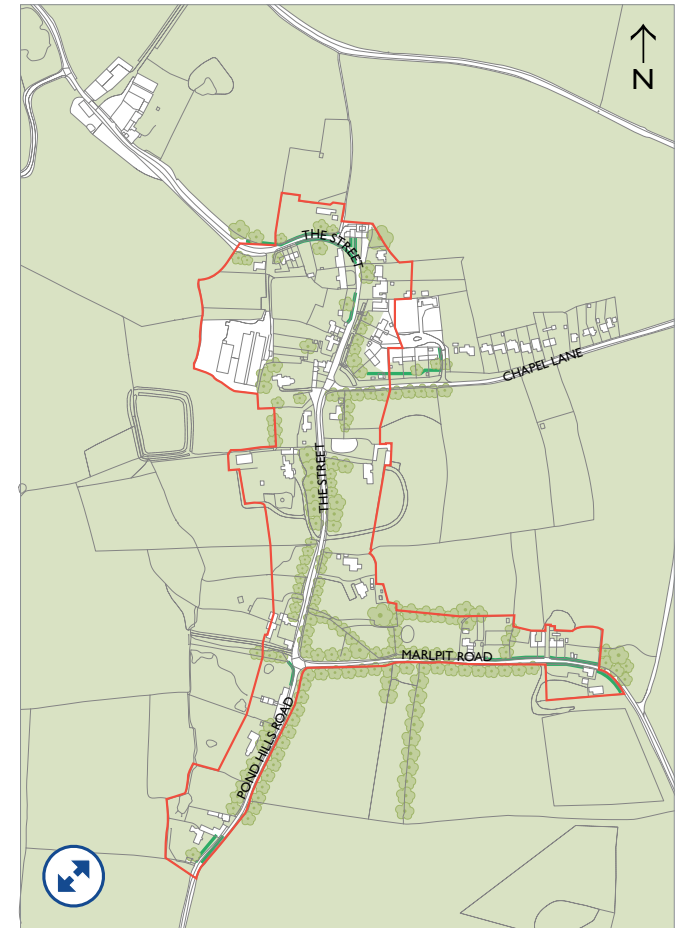
4.3.5 Trees and Vegetation

Trees and vegetation play an important part in defining the character of Hempstead, which feels very green. As mentioned above, it forms strong boundaries along roads, creating a sense of enclosure. Well planted gardens throughout the Conservation Area also contribute to the country cottage feel and mature trees in front and rear gardens provide a green setting and background for the buildings. Grass verges are present throughout the Conservation Area.

Trees within the Conservation Area are protected and prior notice is required for any works to them.

KEY

- Conservation Area Boundary
- Hedges
- Trees
- Open Green Spaces



Open Spaces, Trees and Vegetation 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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Wide grass verges on The Street



Planting to front gardens of White Horse Cottages



4.4 ARCHITECTURE

4.4.1 Materials

The building materials used in Hempstead are typical of North Norfolk, comprising predominantly flint, red brick and red pantiles. There are a small number of houses which are rendered and painted in pale colours, as well as a small number of examples of black glazed pantiles. The flints on most buildings are cobbles, though there are some knapped flints in a decorative band on No.3 The Street. Flint is typically used as the main wall material, with red brick to quoins, around windows and doors, as cornices and as string courses. Brick is also used for chimneys. On Brownwood brick is used decoratively on the gable end to form a diamond and heart pattern and to spell out the date 1674. There are a few other examples of decorative details added in brick, such as a bell shape on the former school.

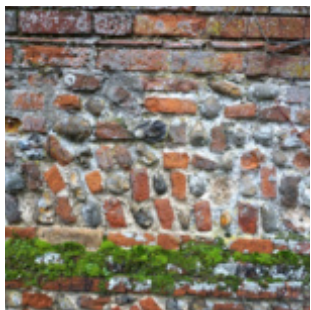
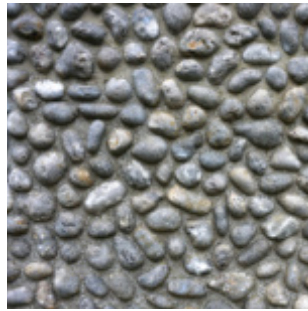
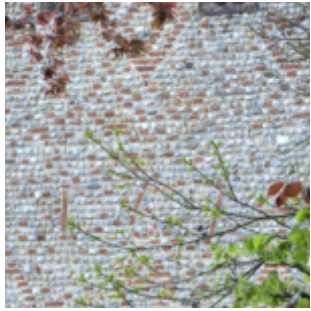
Modern houses in the Conservation Area are typically red brick, though Pinewood Cottages use the traditional flint and brick combination. Some timber cladding is found on Old Church Barn where former large barn doors have been converted into windows.

The church also uses this combination of red brick and cobbled flint, with a mix of red and black glazed pantiles. Window frames are in stone, which is unusual for the village and not a local material, showing the status of the building. The church also unusually has a thatched roof to the apse at the east end.

The village hall is also another anomaly in terms of materials. It is an early-twentieth century hut, built in timber with timber board cladding painted green with details in white.

Windows are traditionally painted timber, in casement form. There are a few examples of inappropriate uPVC windows (see section 7.2 for more details). Doors are also typically painted timber.









Materials Palette

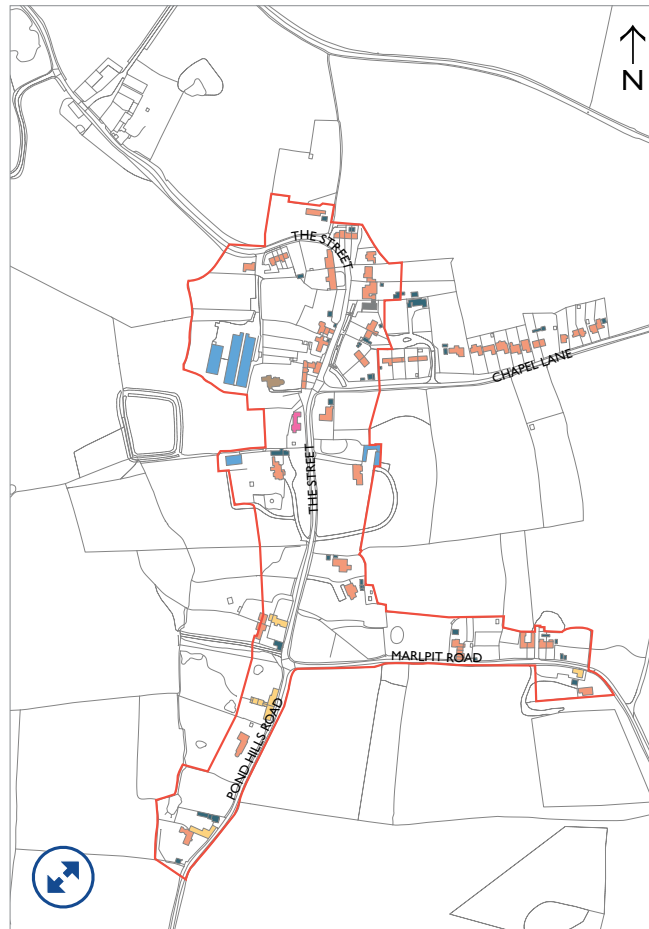


4.4.2 Building Types and Design

Most of the buildings within the Conservation Area are residential and were built for this purpose. These take the form of small cottages, farmhouses or of larger detached houses. There are some modern houses which are typically bungalows. There are a few examples of farm buildings which have been converted into residential use. The former village hall has also been converted into a house. Many residential properties have some form of garage or outbuilding. The church and village hall are unique uses in the village. There are a few modern agricultural barns on the west side of the village.

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KEY	
	Conservation Area Boundary
	Place of Worship
	Residential
	Residential Conversion: Agricultural
	Residential Conversion: Other
	Barn/Agricultural
	Garage/Outbuilding
	Village Hall



Plan showing types of buildings in Hempstead Conservation Area © 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.

Cottages

Most of the historic houses in the village are small cottages located at the northern end of The Street. They are mainly laid out in short terraces facing the road, though Nos. 1-3 Lodge Cottages is end on to the road. They are typically modest in size and design, with two short storeys or with the first floor set into the attic with dormer windows. They often have single storey side ranges. Most are cobbled flint with red brick dressings, though Rose Cottage unusually has a fully red brick frontage and Church Cottages are rendered and painted white or cream. All have red pantile roofs except for No.2 Church Cottages which has black glazed pantiles.

Windows are typically timber casements painted white, though there are a small number with grey or dark blue frames and some examples of replacement uPVC. Doors are timber, mainly painted though a few stained, and some are set in modern porches added in a traditional style.

White Horse Cottages have a more unusual design, featuring crow-stepped gables over the dormer windows and to the end gables. Two large brick chimneys also combine with the long roof range and gabled dormers to create a prominent and interesting roofline, giving this set of buildings a local landmark character in this part of the village where there is the distinctive curve in the road.



White Horse Cottages



Rose Cottage



Lodge Cottages



Wayside



The Old Forge Cottage



Church Cottages



Detached Houses

Two larger detached houses are located opposite one another on The Street: Hempstead Lodge and the Old Vicarage. Because they are grander buildings they are set back within their grounds behind trees and are not easily visible from the road, particularly the Old Vicarage. Hempstead Lodge is a large, two storey house with a symmetrical Georgian frontage. A smaller one and a half storey range is located on the northern end. The walls are constructed of red bricks and roof tiles are red with some tiles having scalloped edges. The windows are painted timber casements. The building is said to have a much earlier core, potentially one of the oldest buildings in the village.¹⁹



Hempstead Lodge



Garwood

One other detached house, Garwood, is located at the northern end of the Conservation Area. This is a two storey house, displaying all the typical traditional materials of the locality, including painted timber casement windows.

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Converted Agricultural Buildings

Two large barns have been converted into houses: one at Pine Farm on Marlpit Road and Old Church Barn/The Great Barn on Pond Hills Road. Old Church Barn/The Great Barn is the larger of the two, capable of having been converted into two houses. The main two storey barn has a single storey extension to the north. The building is all in flint cobbles with red brick dressings and red pantiles. Original narrow windows slots are visible on all sides of the main barn and the location of the two large barn doors is evident on the east side where there are recesses now filled in with windows and timber cladding. The windows and cladding are all dark brown uPVC, which feels somewhat over domesticated for this vernacular building.

The smaller barn on Marlpit Road is single storey, also of flint, brick and pantiles on a large pitched roof. It also features slit windows and an infilled large barn door. The smaller windows are dark brown uPVC, while the window infilling the barn door is dark stained timber.

Other smaller farm outbuildings have been converted to residential use on Pond Hills Road at Brownwood and at Church Farm on The Street. Those at Church Farm are long, low outbuildings converted into a single storey dwelling, while the one at Brownwood is slightly larger, with dormer windows added to form an attic storey. Both are of flint and red brick, with pantile roofs, and also both have uPVC windows and plastic guttering.



Old Church Barn/The Great Barn



Converted Barn at Pine Farm on Marlpit Road



Converted agricultural building at Church Farm



Barn House, a converted agricultural building at Brownwood



Converted School

To the south of the church is the former village school built in the mid-nineteenth century. It has since been converted into residential use. The building is single storey, with a long, linear plan. It uses the traditional cobbled flint with red brick dressings, including a dentil cornice and a bell pattern on one of the east gables, and red pantile roof, with two tall brick chimneys. The windows are painted timber casements and the one door visible from the playing field was also painted timber, shaped with a pointed arch to the top.



The Old School Room

Modern Houses

Modern houses are located at the top end of The Street on the east side, on the south side of the western stretch of The Street, at the junction of The Street and Chapel Lane, on the north side of Chapel Lane and at the southern end of The Street near the junction with Marlpit Road. Despite there being quite a large cluster of modern buildings at the north end of The Street and Chapel Lane, these are not over dominant in the streetscape and do not impinge on the historic character of the village. This is because most are set back from the road and hidden behind trees, particularly those on Chapel Lane. Some are bungalows and therefore modest in scale, as well as also being set back from the road. Others are traditional in their design, such as Pinewood Cottages, so blend in well to the setting.

Pinewood Cottages is two storeys, using the traditional palette of materials. They are set in a short terrace behind small front gardens bound by a brick wall. The windows are timber casements, though a few examples

have been replaced with uPVC, and the doors are also painted timber. Yew Tree House is also traditional in design, set on the west side of The Street, in one and a half storeys with a single storey front range mimicking smaller outbuildings adjacent to other historic cottages. Red brick, flint and pantiles are used, though the windows and doors are uPVC.

In contrast the bungalows tend to have a modern appearance with few references to traditional detailing. They have brick walls with tile roofs and usually uPVC windows.

The council houses on Chapel Lane are typical of the mid-twentieth century design of this type of house. They are demonstrative of council houses constructed on the peripheries of many North Norfolk villages in the period. They are two storeys, semi-detached, with red brick walls and tile roofs, with few decorative details. Their original windows and doors have mostly been lost to uPVC.



Pinewood Cottages



Modern bungalows on The Street



Council houses on Chapel Lane

Church

All Saints Church is set back from the main road behind Church Cottages and as such is not prominent in the streetscape. It is modest in appearance, with a short tower and small nave. The walls are a patchwork of red brick and cobbled flint, with little decoration other than the stone surrounds to the windows and doors, as well as small stone crosses on the porch and at the east end of the nave. Most of the windows have plain leaded glass, though there is stained glass to the east window, and there are brick ventilation panels in the tower windows. The round apse at the east end, with its thatched roof, is an unusual and distinctive feature. Despite its modest appearance and location, as one of the key communal buildings within the village, it is a landmark within the Conservation Area.



All Saints Church

Village Hall

The village hall is located towards the northern end of The Street. It is single storey and modest in size. The green timber boarded walls contrast with white painted timber details, which include fascia boards to the end gable and to a porch on the west end. There are timber framed casement windows to the side elevations and a modern stained timber door within the porch. The outer opening of the porch features a pleasant moulded detail to the top. The hall's sign is quite distinctive, with elaborate lettering carved into boards, painted grey on a red background.

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The Village Hall

Modern Barns

To the west of the village are four large modern barns, three grouped behind the church and one behind the Old Vicarage. These are large in scale, with corrugated metal walls and roofs and very utilitarian in style.

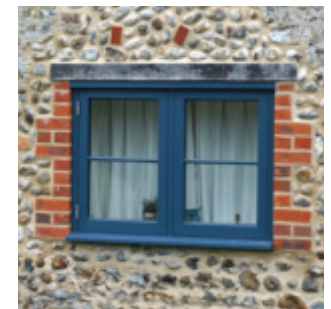


Roof of a modern barn seen from the churchyard



Modern barn behind the Old Vicarage

Windows and Doors Palette





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KEY

- Conservation Area Boundary
- ★ Major Landmark
- ★ Local Landmark

Landmark Buildings plan © North Norfolk District Council.
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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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[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Hempsted Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual 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.

There are two listed buildings within the Conservation Area. The Grade II* listed church of All Saints, and the Grade II listed Brownwood.

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 the Heritage Assets Plan on page 52 and listed in detail in the heritage asset audit at [Appendix C](#).

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 decisions, but which are not formally designated.²⁰ 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 strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). 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, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

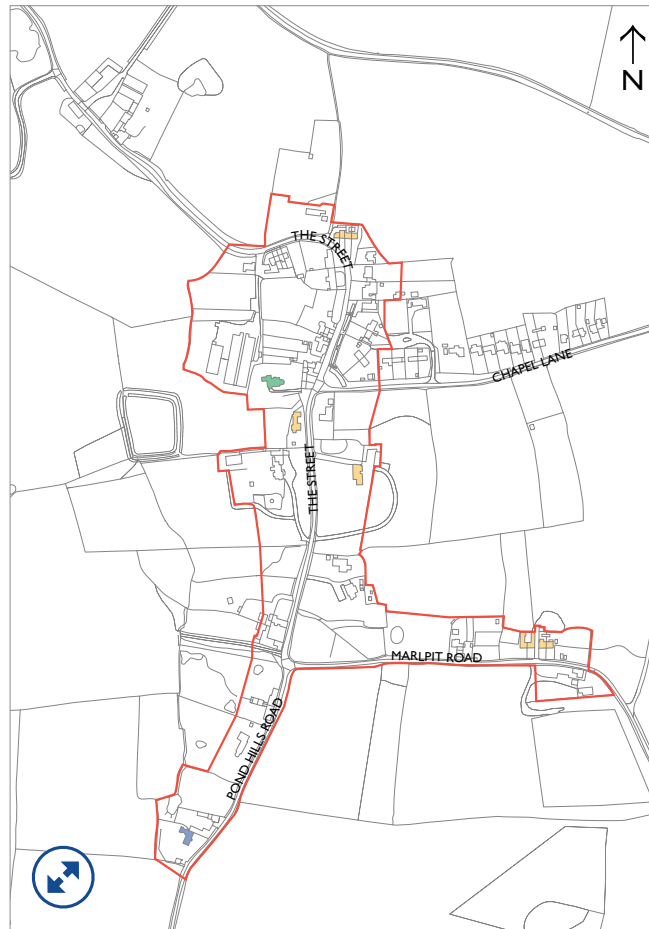
The designation does not affect a property’s permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Hempstead have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

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HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). 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.



KEY

- Conservation Area Boundary
- Grade II*
- Grade II
- Proposed Locally Listed

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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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.²¹

Hempstead lies just east of Holt and is recorded in the Domesday Book as being an outlier of the large manor of Holt. Documentary evidence suggests the name derives from Old English and translates as ‘place where hemp is grown’.

The earliest archaeological find recorded in the parish is a Palaeolithic flint handaxe (NHER 6509), followed by several Neolithic handaxes (NHER 6510, 6512, 14717 and 6553). A Neolithic adze (NHER 6511) has also been recorded as has a fragment of decorated Neolithic pottery (NHER 12882). A Bronze Age looped copper alloy palstave (NHER 6513) has been found within the parish along with the identification of two prehistoric sites: a burnt mound or hearth (NHER 12968) was seen in the side of a drainage ditch, with further archaeological features recorded at an excavation at Loose Hall (NHER 6074).

A limited amount of evidence for Roman activity has been found within the parish, with several coins and an axehead listed on the HER (NHER 6554, 31376 & 24045). An annular brooch dating possibly to the Roman/Early Saxon period has been recorded, as well as a Middle Saxon strap end with stamped decoration (NHER 31376). All Saint’s Church also dates to the late Saxon/Norman period (NHER 6574).

The excavations carried out at Loose Hall revealed the remains of a medieval building, with three rooms identified, two of which had tiled floors (NHER 6074). Some of the tiles featured heraldic decorations in relief. The building was also enclosed by a moat. Nether Hall (NHER 13445), another medieval hall, is thought to have stood on the site of the later Hempstead Hall.

Hempstead Hall (NHER 13445) and Green Farm House (NHER 22727) both date to the 17th century. There is evidence for a post-medieval watermill next to the ruined mill house (NHER 6526), and the site of a post-medieval windmill can be seen on the 1st edition Ordnance Survey map of 1836, and the site of post-medieval hydraulic rams have also been recorded in the vicinity (NHER 6524). The Red House (NHER 43065) has a plaque commemorating Samuel Fowles, the head keeper of the Hempstead Estate who died in 1909. Scatters of post-medieval pottery and some imported vessels have also been recorded throughout the village (NHER 21153).



Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Hempstead.

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- 1 [The Street \(North\)](#)
- 2 [The Street \(South\)](#)
- 3 [Pond Hills Road](#)
- 4 [Marlpit Lane](#)

6 Street-by-Street Assessment



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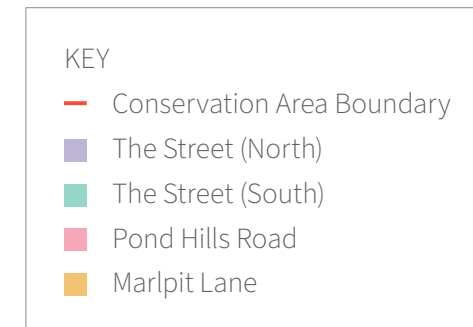
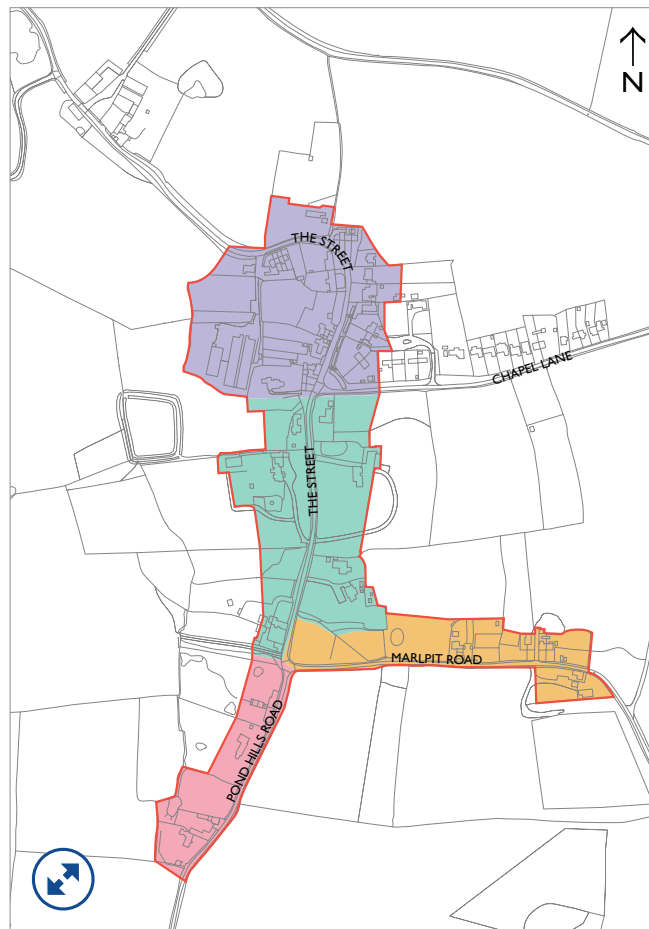


Back

Each of Hempstead's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan in Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

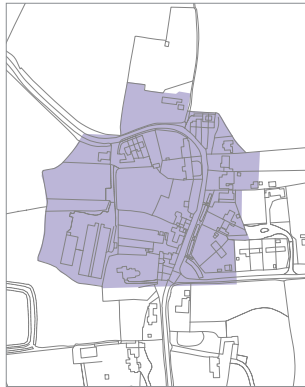
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Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

1. THE STREET (NORTH)

The village is entered from the north via a curved, winding road lined with houses mainly in a vernacular cottage architectural style. Flint cottages feature, both new and old, and all are set back from the road bounded by walled front gardens. Trees and hedges line parts of the road.



Church of All Saints is set back from the junction of the road, with the old school rooms and open fields to the east.



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Defining Features

- Flint and red brick houses, mainly in a vernacular cottage style.
- Houses arranged in short terraces.
- Curving road with wider spaces at the point the road turns west and at the junction with Chapel Lane, the latter creating a small green.
- Focal point of White Horse Cottages where the road turns west.
- Variety of buildings either hard up against the street or set back behind low boundary walls.
- Mature trees and hedges line street
- Grass verges give space between the road and houses.
- All Saints Church set back behind Church Cottages.
- Church and old school rooms indicate village centre
- Green open spaces at junction of The Street, Chapel Lane and around the church.

Key Issues

- Some examples of uPVC windows and conservatories.
- Bus shelter in poor decorative condition.
- Large modern agricultural barns behind churchyard, though they are relatively well screened by trees and planting.
- Example of poor repointing to one of the White Horse Cottages where the mortar spreads excessively over the flints, meaning the pointing is more prominent than the stonework.



1. THE STREET (NORTH) (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- Redecorate the bus shelter.

Page 315 Retain and enhance planting to screen large modern barns.

Remove inappropriate pointing and repoint with thinner joints.

Listed Buildings

Grade II*

- Church of All Saints

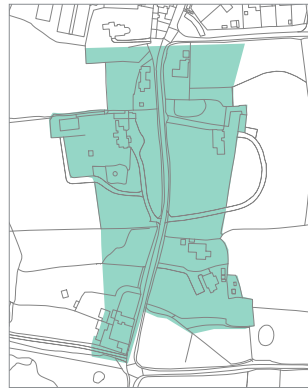
Proposed Locally Listed Buildings

- White Horse Cottages



2. THE STREET (SOUTH)

Clusters of small cottages built to edge of road at junction, has heart-of-village feel. Further along The Street, to the south, the houses are larger, set back from the road and within substantial plots of land. Mature trees overhang the road creating a ‘tunnel’



effect and hedges line both sides of the road, with a substantial flint wall bounding Hempstead Lodge.



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Defining Features

- Mature trees and hedges lining the road and creating an enclosed feeling.
- Sparsely located detached houses set back from the road in larger plots.
- Flint and brick wall with decorative metal gates lining the boundary of Hempstead Lodge
- Church Farm located beside the road at the junction of The Street and Marlpit Road

Key Issues

- Some examples of uPVC windows.
- Untidy yards visible from the road at the south end of the road.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- Tidy yard area.

Listed Buildings

None

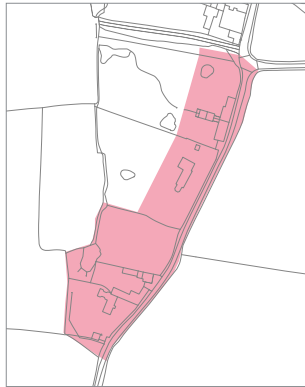
Proposed Locally Listed Buildings

- The Old School Rooms
- Hempstead Lodge

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3. POND HILLS ROAD

Pond Hills Road is a sparsely populated, with a country lane feel, lined with high mature hedgerows. Houses are few, but built along the roads edge, from flint with red brick dressings.



Defining Features

- Tall, mature trees and hedges lining the roads, giving an enclosed country lane feel.
- A few glimpsed views through to open fields.
- Farmhouses and converted agricultural buildings on the west side of the road.
- Old Church Barn/The Great Barn a prominent converted barn set adjacent to the road.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.

Listed Buildings

Grade II

- Brownwood

Proposed Locally Listed Buildings

None

Key Issues

- Some examples of uPVC windows.



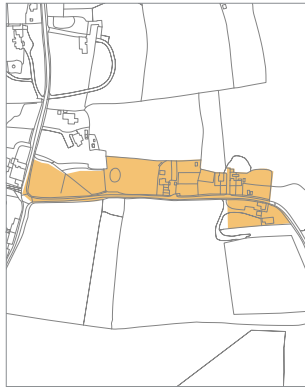
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4. MARLPIT LANE

Mature trees and hedgerows line the road giving an enclosed rural feel. Small array of cottages, some flint, set back from the road with front gardens and hedge boundaries.



Defining Features

- Low built/ single storey cottages
- Enclosed tree and hedge lined road
- Rural feel
- Natural and attractive front gardens
- Winding road – enclosed views

Key Issues

- Some examples of uPVC windows and conservatories
- Cracked render or paintwork to Marlpit Cottages and Pond Farm.
- Prominent solar panels on No. 45 and Tinkers Cottages.
- Visible satellite dishes.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- Repair or replace render using lime based render.
- Repaint untidy paintwork.
- Locate satellite dishes and solar panels where they are not visible from the road.

Listed Buildings

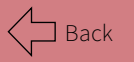
None

Proposed Locally Listed Buildings

- 43, 44, 45 and Tinker's Cottage



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Section 7

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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[7.1 Condition](#)

[7.2 Negative Features](#)

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[7.4 Rural Character and Suburbanisation](#)

[7.5 Second Home Owners, Holiday Cottages and Tourism](#)

[7.6 Dark Skies and Light Pollution](#)

[7.7 Agricultural Uses](#)

[7.8 Climate Change](#)

7.1 CONDITION

Generally, the condition of the Hempstead Conservation Area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition:

- Two buildings have cracked render or paintwork in poor condition which makes them look untidy. The render may be cement render, in which case moisture could be becoming trapped behind the render causing issues with the condition of the built fabric behind.
- Poor quality repointing has taken place to one of the White Horse Cottages, with thick mortar joints obscuring most of the flintwork, which damages the aesthetic of the house individually and the unity of the terrace. It would benefit from repointing with slimmer joints, giving visual prominence to the flints rather than the mortar.
- The timberwork of the bus shelter is in poor decorative condition and three of the four the glazed panels to the front are missing.



Cracked render and dirty paintwork



Poor pointing which obscures the flintwork on the wall



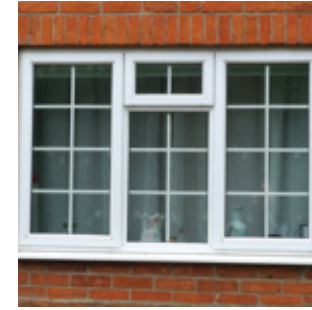
Bus shelter in poor decorative condition

7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories to historic buildings. 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 timber 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. 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.

Inappropriate uPVC Windows and Conservatories



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Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC downpipes and ventilation pipes, particularly when these are in a light colour instead of black;
- Modern garage doors inserted into historic buildings;
- Satellites dishes; and

Solar panels, of which there are particularly prominent examples on Marlpit Lane.



Inappropriate and cluttered uPVC downpipes/ventilation pipes in a light colour



Modern garage doors inserted into historic fabric





Prominent solar panels disrupt the visual appearance of the historic building

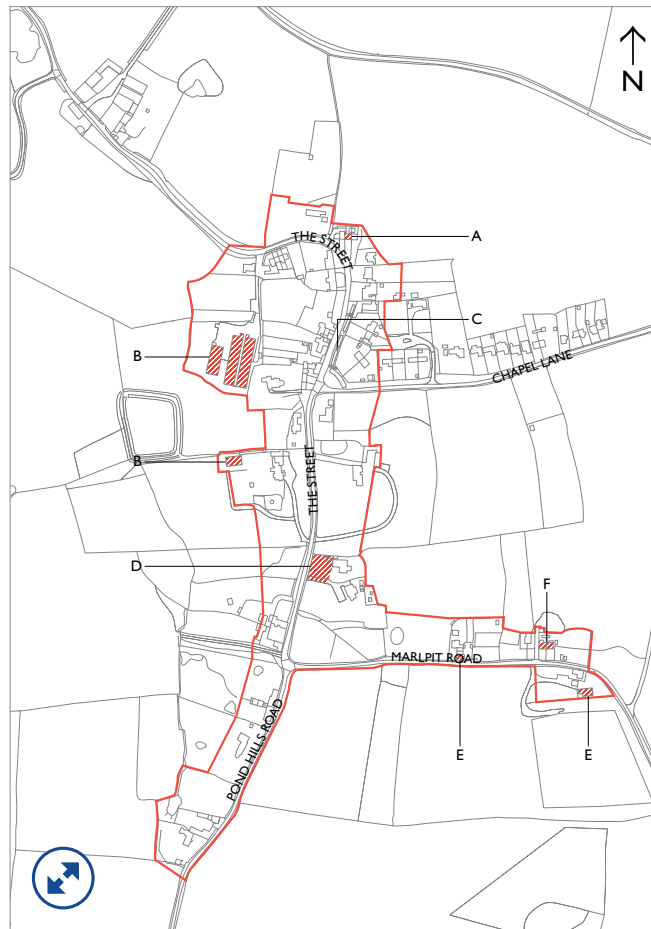
Modern wheelie bins are also an eye sore which can be difficult to find places to store where they are not visible because of their large size. They are particularly prominent outside Pinewood Cottages and White Horse Cottages.

Tubular metal railings to steps on the east side of The Street are basic in design and incongruous in their utilitarian material. Replacement with a timber alternative is likely to be more appropriate visually.

At the south end of The Street and untidy yard, with gas canisters, crates and other items all visible from the road, is unattractive within the streetscape.

KEY

-  Conservation Area Boundary
-  Negative Feature
- A Poor repointing
- B Large scale modern agricultural barns
- C Bus shelter in poor condition
- D Untidy front yard
- E Render or paintwork in poor condition
- F Dominant solar panels



Negative Features 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.



Storage for wheelie bins can be difficult



Utilitarian tubular railings



Untidy yard



7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edges of Hempstead into the landscape of the Glaven Valley. There are also large gaps between houses in Hempstead, particularly in the southern half of the Conservation Area, and the intertwining of the green fields between buildings is one of the special characteristics of the village.

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. Developments of multiple houses are unlikely to be appropriate in Hempstead. New individual houses should remain small in order to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development 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 does 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 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.

7.4 RURAL CHARACTER AND SUBURBANISATION

Hempstead'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 improve 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, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are very minimal and this should remain the case.



7.5 SECOND HOME OWNERS, HOLIDAY COTTAGES AND TOURISM

Hempstead’s location in North Norfolk means that it could be a choice for second home owners and for investors creating holiday cottages, though the pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the influx of 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 cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are no streetlights in Hempstead, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could

reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Hempstead at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Hempstead there are four large barns to the west of the village. One can be clearly seen from the surrounding fields, while the three others are relatively well screened by planting. However, the roof of one is visible directly adjacent to the churchyard, meaning historic graves are seen in context with an unattractive modern roof and a large silo beyond. Increased planting would help to alleviate this situation.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also 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 keeping with the character of the Conservation Area.



Roof of a modern barn and a silo visible from the churchyard



Modern agricultural barn seen on the edges of the Conservation Area from the surrounding fields



7.8 CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms and flooding could cause damage to buildings, while wet conditions also promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

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

fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development, such as to the site of Loose Hall just to the west of the Conservation Area boundary. This may be as the result of flooding or drying out of the ground.



Section 8

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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[8.1 Introduction](#)

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[8.3 Recommendations](#)

8.1 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 the Hempstead Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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

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





8.2 CONSERVATION PHILOSOPHY

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

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Hempstead is its well-maintained historic built environment. 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.

Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.

- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.

- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing contrast in density of building at the north end of The Street, and the more spread out development in the remainder of the village.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- 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. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The presence of agricultural farmland surrounding the village will be continued.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Hempstead that is a fundamental part of its character, which includes predominately flint, complemented by red brick, render and red or black glazed 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 in order prevent problems with condition and to rectify and issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the 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.

8.3.2 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 and the streetscape 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 village's history.

Recommendations

- Original and historic windows (including dormers, bay and oriel 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.
- 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 will 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, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, Extensions and Demolition

Hempstead 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, the streetscape and 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. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

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

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

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 contributes positively in terms of layout, 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/roof 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 Hempstead Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Hempstead at this time.

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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 the changes should be respectful of the typical architectural and visual character of the Conservation Area.

- Extensions will 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 will 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 satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area and should not adversely erode the rural setting between and surrounding existing buildings. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic so that these remain preeminent and their setting is not harmed.

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 new development 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 be used, 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.

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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.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are vulnerable to incremental change that cumulatively affects its rural character. When considering change to individual elements in the public realm, the impact on the streetscape 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 on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area and are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Hempstead is a rural village and its public realm should reflect this. 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. Grass verges, hedges, trees, fields and the small green at the junction of The Street and Chapel Lane are all important elements of the character of the Conservation Area which should be preserved.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should generally have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation area will be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Road markings will be kept to a minimum necessary and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.



8.3.6 Setting and Views

The setting of Hempstead contributes to its special interest. The physical setting encompasses in wide open agricultural land, with trees and planting forming a boundary to the village, giving it a self-contained feeling and meaning it is not readily visible from the surrounding landscape. Development outside this green boundary would benefit from screening with planting to maintain this appearance.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

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, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 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. It currently covers all the historic development within the Conservation Area apart from the later houses on Chapel Lane. These are generally of lesser architectural quality than the historic buildings within the village and do not have the same historic value. Therefore, it is not thought appropriate to extend the boundary to cover these buildings. Green Farm to the north of the Conservation Area was considered for inclusion in the boundary. However, there is some distance separating the farm from the village, as well as the farm already being within the Glaven Valley Conservation Area which surrounds the village. Farmsteads are a key feature of the Glaven Valley Conservation Area and it is therefore concluded that it would be more appropriate to leave Green Farm out of the Hempstead boundary.

In conclusion, no changes to the boundary of the Hempstead Conservation Area are proposed.



Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Hempstead Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

• **The National Heritage List for England**, to find out whether your building is listed.

• **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library.**

• **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.

• **The Norfolk Records Office.** You can search their catalogue online before you visit or request research to be carried out on your behalf.

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

PLANNING ADVICE

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

ADVICE ON CONSERVATION BEST PRACTICE

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

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

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

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

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



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

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

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

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



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Endnotes and Bibliography



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ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 426 Hempstead Tithe Map

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Estate Surveys

HNR 26/4 *Hempstead Estate Map Book*, (no date: nineteenth century)

BR276/1/0250 *Sale particular, Hempstead Estate*

HNR 246/4 *Map book of the Hempstead Estate, property of J.H. Gurney*

HNR 9/4 Plan of Hempstead (no date)

HET 81/1 169X2 *Survey of the estate of William Newman in Hempstead and Holt*, 1726, surveyed by James Corbridge

HET 87/2 *Map of Hempstead Hall Farm near Holt, occupied by Richard Mickeburgh*, 1726, surveyed by William Corbridge

HET 9, 128X2 *Holt, Hempstead, Kelling and Bodham Estate*, 1852

MF/RO 389/17 *Microfilm of a map of the estate of John Thruston Mostt Esq., in Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham*, 1807

NORFOLK HERITAGE CENTRE

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North Norfolk SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Holt Lowes SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>

LEGISLATION

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

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

Appendix B

Glossary of Terms



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Alteration

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

Conservation Area

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

Conservation

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

Designated heritage asset

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

Heritage asset

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

Historic environment

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

Preserve

To keep safe from harm²² (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally incorporating 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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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.



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.



Appendix D

Full Size Plans



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**Replace with
Layered PDF**

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Holt

Conservation Area Appraisal and Management Plan

Second Draft: September 2020

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PURCELL 

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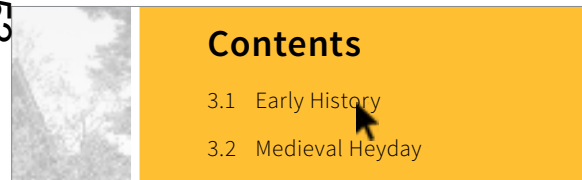
How to Use This Document

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.

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3.1 EARLY HISTORY

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



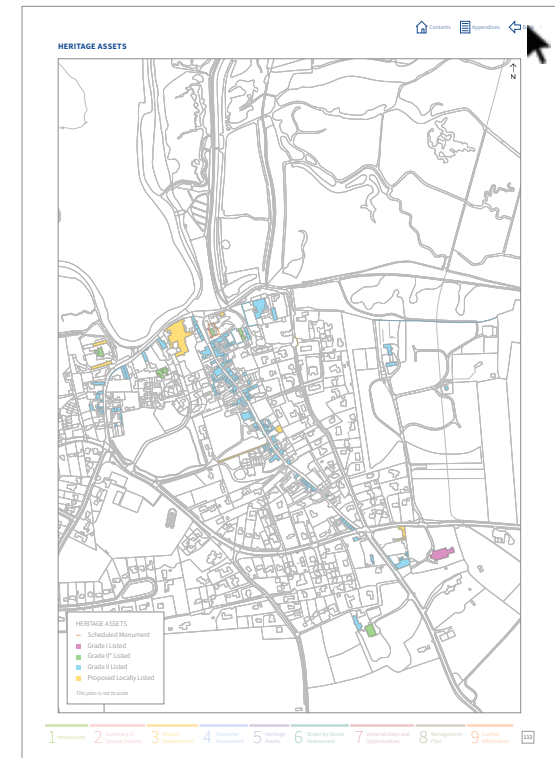
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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.



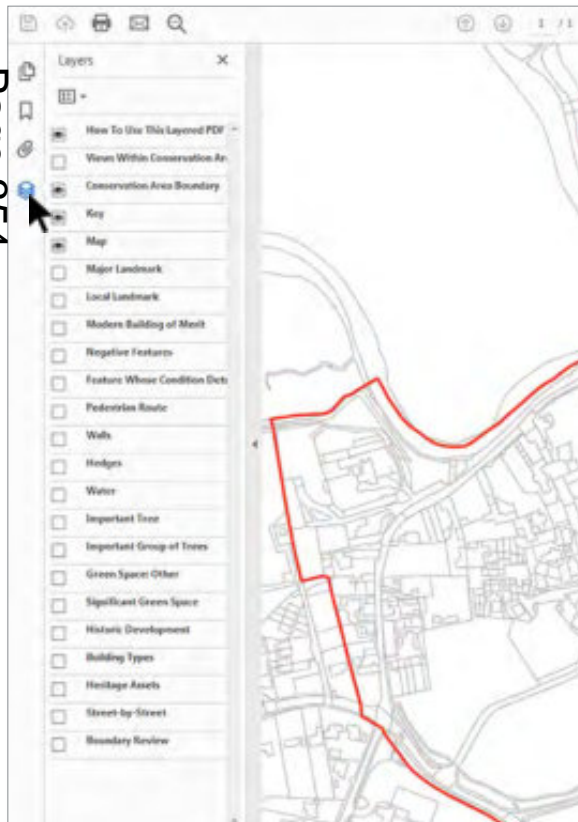
How to Use the Layered PDF in Appendix D

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.

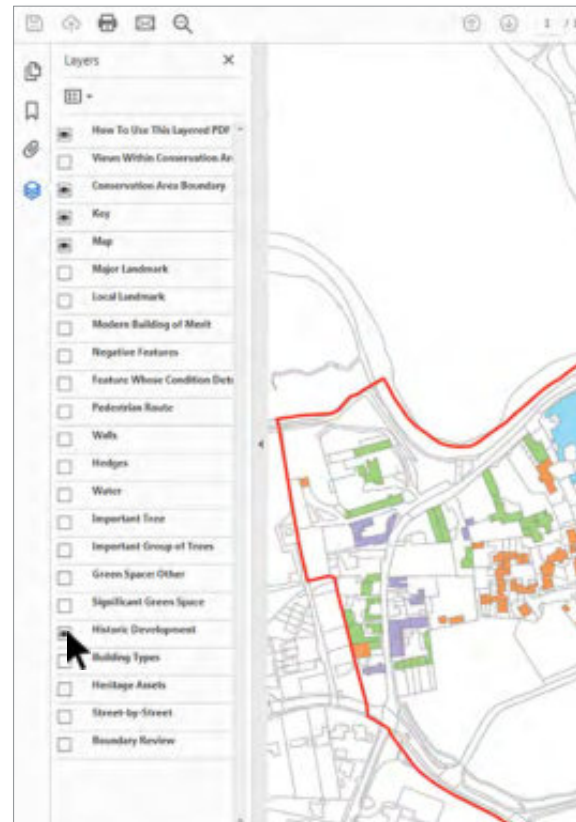
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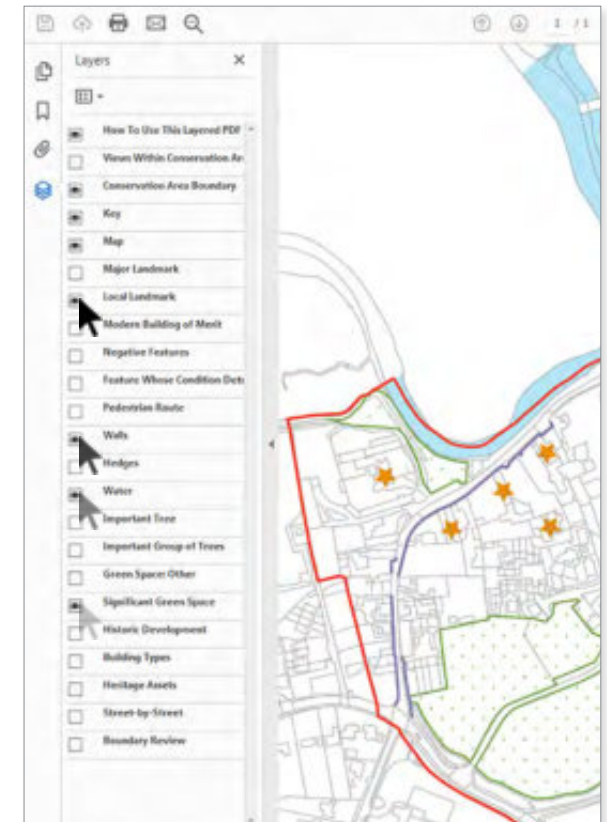
Viewing Different Layers

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 Holt 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.

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- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 HOLT CONSERVATION AREA

The Holt Conservation Area was originally designated in December 1974. The designation covers the historic town centre of Holt, early-mid Victorian housing to the north and green spaces bordering the town on the east and west sides. The town was already established with a market in 1086 at the time of the Domesday survey but much of the built development dates from the eighteenth century following a fire in 1708 which destroyed much of the town. During the twentieth century, Holt's role as a market town diminished, and the market closed in 1960. The town is now a minor service centre for its residents and the surrounding villages. Holt's economy is bolstered by the substantial numbers of tourists which it attracts each summer.

This Appraisal updates an existing Appraisal document, first produced in 1999 then updated in 2008-10.

1.2 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

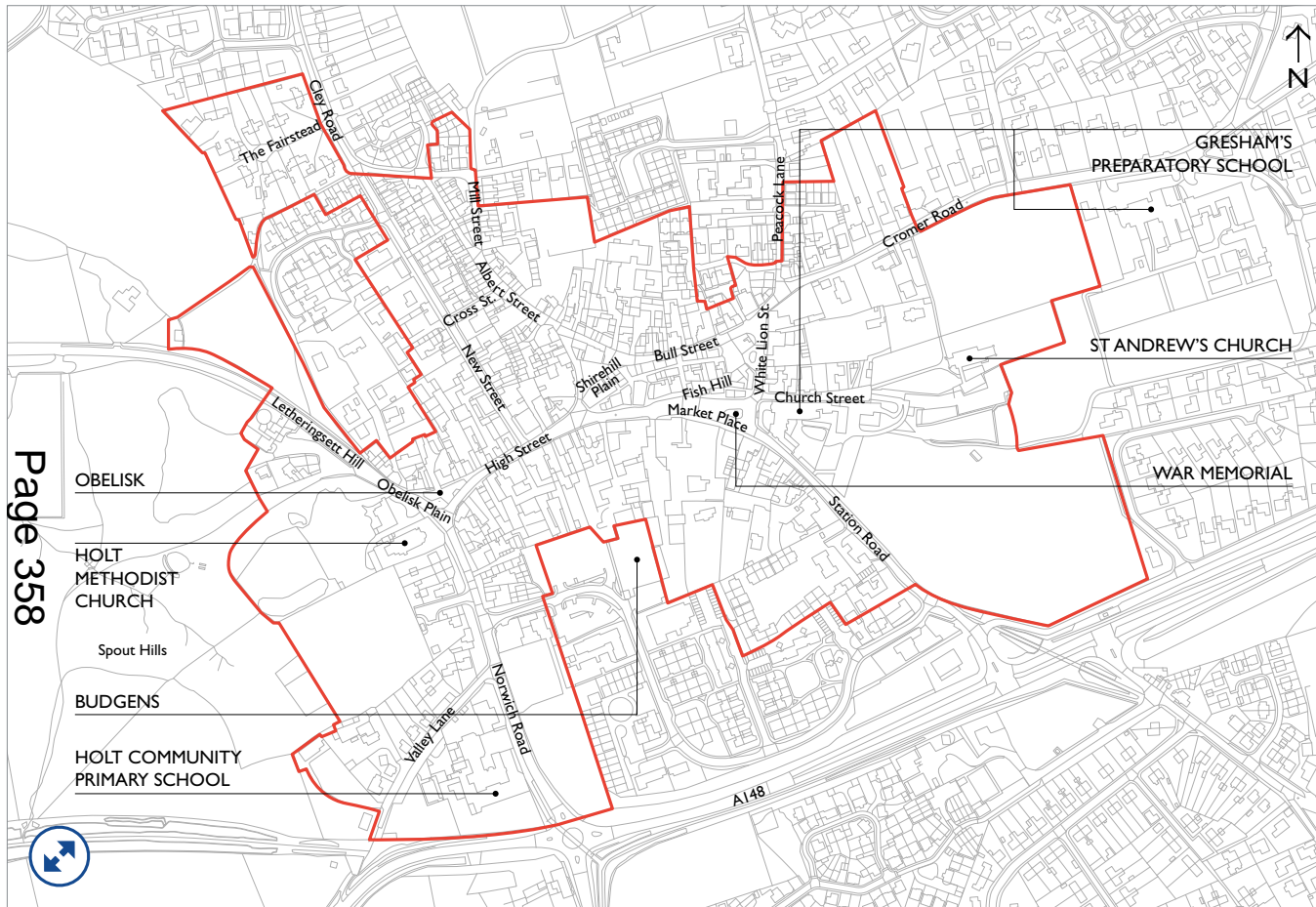
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and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

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

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

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* 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 Holt Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



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1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities 'formulate and publish proposals for the preservation and enhancement' of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.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 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.

Holt 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.



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.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces 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 Holt 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;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

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. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) 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 the public thoroughfares 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).*



1.4 WHAT DOES DESIGNATION MEAN FOR ME?

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

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- 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 Holt Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 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.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 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 Holt Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period in January and February 2021. This includes the publication of the draft document on North Norfolk District Council's website.



Other means of consultation carried out include:

- 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.
- Review of a draft of the appraisal by Holt Town Council and comments to NNDC.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

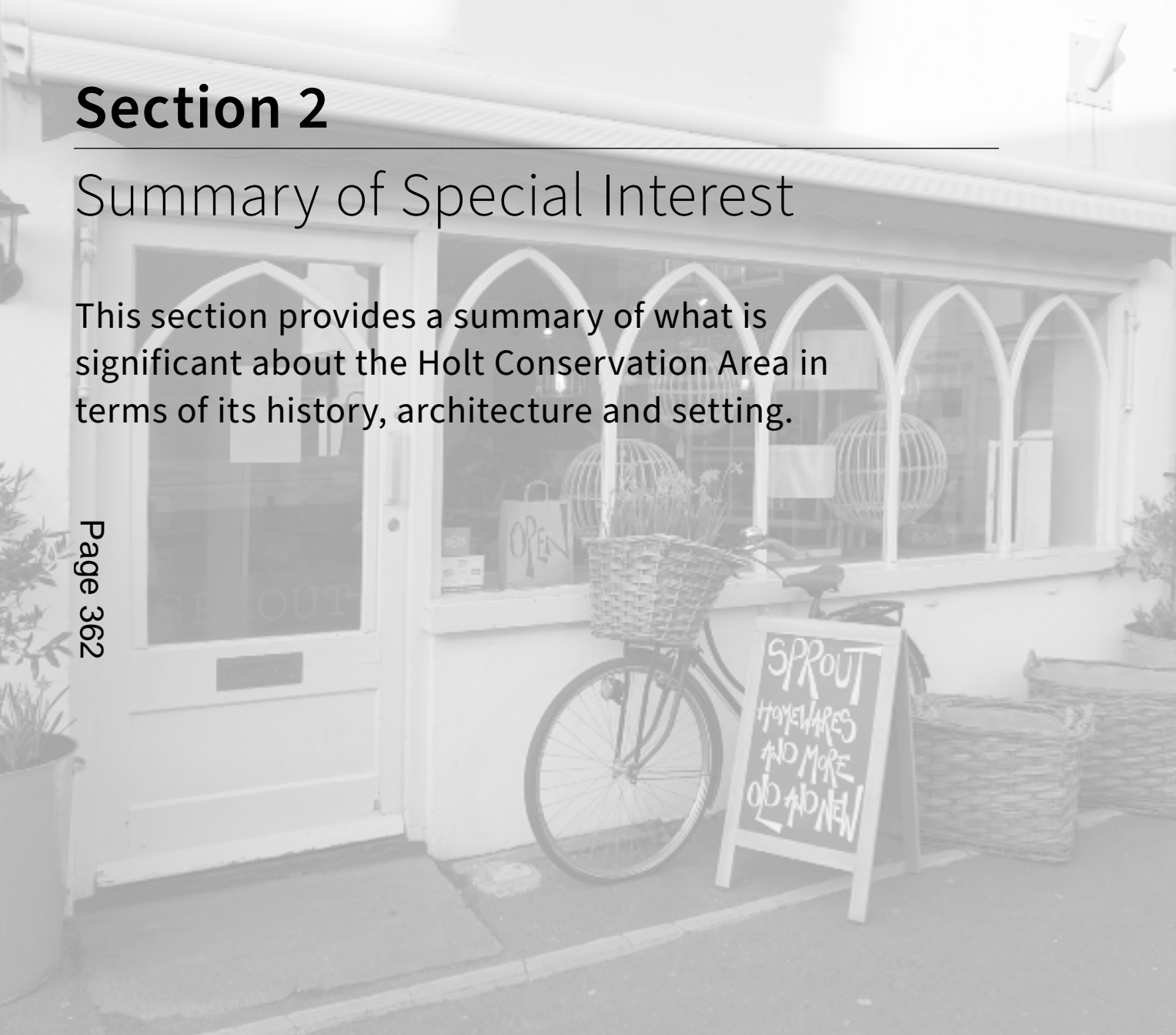


Section 2

Summary of Special Interest

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

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The special interest of Holt is primarily derived from its history as a market town, which was a commercial hub for the surrounding villages, and for its predominately Georgian character which emerged during the rebuilding of the town after a fire of 1708; this more refined style contrasts with the vernacular buildings in the locality.

The Conservation Area has a clear core consisting of the commercial centre, which is important in demonstrating the historic and continuing retail use of the High Street, Market Place and immediate surrounding streets. The streets radiating away from the centre of the town are more residential in nature and also show the historic development of the town, with later buildings, such as Victorian cottages, located further away from the Georgian centre. Historic yards and alleyways have in recent years become an important part of the character of Holt, with additional retail and residential uses provided on intimate, enclosed lanes and often demarcated by metal arched entrances.

As well as retail and residential uses, education is another key use within the Conservation Area, with the Old School House of Gresham's School, rebuilt 1858, a key building on the Market Place; the school had been founded in 1555 by Sir John Gresham who left it to the Worshipful Company of Fishmongers.

The early-twentieth century Holt Community Primary School is located on Norwich Road and its predecessor (now a house) is on New Street. There are several large churches and chapels in the town, reflecting both Anglican and non-conformist beliefs. St. Andrew's Church at the east of the Conservation Area demonstrates an example of a typical Norfolk church, made of flint with stone dressings, and dating from the fourteenth century, with restorations in the 1860s by William Butterfield. The 1862 Methodist Church on Obelisk Plain is more unusual in appearance for the area, with polychrome brickwork in a Gothic Revival style. The imposing Wesleyan Chapel on New Street, 1838, now converted into residential use, in a Classical style, is another key ecclesiastical building.

Though most of the character of the town is Georgian, there is evidence of earlier buildings: Nos 3-5 Chapel yard have cores dating back to c1550, though Byfords (Nos. 1-5 Shirehall Plain) is the most visible, with its flint and brick façade and seventeenth century brick mullioned windows. Many of the Georgian buildings may also have earlier material still embedded within them and the street and plot pattern are likely to have been heavily influenced by the medieval layout, as people rebuilt on pre-existing ownership plots following the fire.

Over 100 of the historic buildings within the Conservation Area are nationally Listed at either Grade II or II*, reflecting the importance of this collection of buildings. Several are also Locally Listed, reflecting buildings important for their contribution to local history and character.

Buildings within the Conservation Area are grander two to three storey houses and shops in the commercial core and smaller buildings with more vernacular influences in their design on the radiating streets. Red and gault brick, with some render and painted brick, are prevalent materials, though flint is still used to a lesser degree than in the surrounding rural villages. Subtle or historic tones are typically used on painted facades and joinery. Symmetrical compositions with sash windows and panelled doors with Classical architraves, typical of the Georgian style, bring an elegance to facades. Red clay and black glazed pantiles bring an element of the local vernacular to the buildings.

The retail use of many of the buildings in the Conservation Area, often independent brands, is a key part of its character. There are many good historic or replica shop fronts, with timber window frames, canvas awnings and good signage. Some of these feature Classical details, such as pilasters and pediments.



Retail use also generates activity on the streets, with a bustling and lively atmosphere. The quality of shop fronts and signage has improved since the last Appraisal was carried out in 2010, though there are still some which have inappropriate or garish plastic signage which could be improved to better contribute to the character of the Conservation Area.

The public realm in the Conservation Area is generally uninspiring, with basic surfaces, utilitarian lighting and pedestrian crossings, and much parking on the sides of streets creating a car dominated feel. Traffic and parking are particular issues within Holt, especially in the tourist season. There are some good quality public realm features, such as the War Memorial, Obelisk and historic fountain which are all focal points on the Market Place and High Street, but these are often let down by their settings amongst parking areas and busy roads. The public realm would benefit from a higher quality and better co-ordinated scheme, making better connections between places and relocating parking away from the town centre streets wherever possible.

Though much of the Conservation Area is built up, there are some key green spaces that enhance the area. The churchyard and surrounding playing fields of Gresham's School to the eastern end of the Conservation Area provide a green buffer between the town centre and later development to the east, as well as allowing key views across fields to the church tower and mature trees adding a green backdrop behind the Old School House and along Station Road and Cromer Road. To the west the Horn Pits is a pleasant area of green space and trees within the Conservation Area boundary and the fields and woods of Spout Hills outside the western border of the area provide a green setting and good amenity space for locals and visitors, which has a historic connection to the town as its source of water for many years.

Section 3

Historic Development

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

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3.1 INTRODUCTORY SUMMARY

Holt was recorded in the Domesday Book of 1086 as a relatively large settlement comprising 38 households, five watermills, a market and its own port. The importance of the medieval market is reflected by the rebuilding of the town, following a fire of 1708, around the Market Place. The historic core of Holt dates to the Georgian and early Victorian periods, centred around Market Place and High Street. The town is surrounded on its north, east and west sides by twentieth century, largely residential, development.

3.2 EARLY HISTORY

The name Holt derives from the word ‘wood’ or ‘hicket’ in Old English or Old Norse, most likely referencing woodland around the original settlement.⁰⁴

Human settlement at Holt may date from the Neolithic period, with evidence of human activity illustrated by flint axeheads. The area bears some evidence of settlement during the Bronze Age through a round barrow, visible on the heathland in Holt Country Park; other Bronze Age finds such as a copper alloy palstave, a rapier and pottery fragments also show signs of human settlement. Whilst no Roman structural remains have been found, various pottery fragments, coins and brooches of that date have been unearthed. The north of the parish had an Early Saxon inhumation cemetery, evidenced by a number of brooches, suggesting there was a Saxon settlement in the area.

Holt had 38.3 recorded households in Domesday, under King William, making it a large settlement at the time.⁰⁵ It had five watermills, owing to the long river boundary of the parish; one of these was Hempstead Mill (in the parish of Holt) which lay to the south of the town. It also had a market of its own and a port, probably at Cley⁰⁶. Blakeney, Bale, Hempstead and parts of Briston and Sharrington were also attached to Holt. Domesday does not mention a church at Holt. However, as the centre of the manor and an active market town, the possibility that there was a church is high.

3.3 MEDIEVAL AND POST MEDIEVAL

From the late-eleventh century, the de Vaux family were the Lords of the Manor at Holt. The medieval manor was probably in the setting of the present Holt Hall, to the north of the Conservation Area boundary.⁰⁷

The medieval marketplace was in place by the twelfth century. The town was built around an open space with the church and manor house, now the location of the Old School House, on the east. A toll house would have been the only building on this open space. Weekly market stalls would have been erected nearby, which would later have been replaced by buildings in brick and stone. The church was first mentioned in 1288, under the patronage of Lord of the Manor, Sir John de Vaux. The fabric of St Andrew’s Church dates back to the fourteenth century; although, whilst the interior core contains fourteenth century arcades with

octagonal piers and a piscina in the south aisle, the building was largely rebuilt after the fire of 1708 (and again by William Butterfield in 1864).

In the fifteenth century, there were four small manors at Holt: Nerford’s Manor, Ros’ Manor, Perers’ Manor and Hales’ Manor.⁰⁸

Buildings pre-dating the fire of 1708 are relatively rare. The buildings with the oldest origins in Holt are Nos. 3 to 6 Chapel Yard; whilst these four cottages have nineteenth century exteriors, their core structures date back to c.1550.⁰⁹ These buildings are particularly important as a rare pre-fire survival. Byfords (Nos. 1, 3 and 5 Shirehall Plain) is also an early building, dating back to the seventeenth century with an earlier core (the cellar dates to the fifteenth century).



Nos. 3-6 Chapel Yard today. C.1550 cores with nineteenth century exteriors

The School House was founded as a Free Grammar School by Sir John Gresham in 1555 in Holt's (Hales') Manor House, owned by the Gresham family. John Gresham, alongside his brother Sir Richard Gresham, was a successful merchant, courtier and financier to Henry VIII and other significant figures such as Cardinal Wolsey. Gresham, as mayor of London, forged close ties to the Worshipful Company of Fishmongers, and left the school to their management upon his death. The Elizabethan building took an 'E-shaped' plan; it was damaged in the 1708 fire and rebuilt in 1858. Metal plates survive bearing the Coats of Arms of the Fishmongers Company and the Gresham's family; for preservation these have been taken down and facsimiles take their place in the recess above the main door of the original school building.

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A doorhouse was built in Holt in 1599, probably on Spouts Hill near the former Gas Works. This no longer remains.



Facsimiles of sixteenth century Coats of Arms of the Fishmongers Company and the Gresham's family on the Old School House

3.4 EIGHTEENTH CENTURY

In 1708 a fire, which started in the market, destroyed or damaged much of Holt. Buildings affected included St Andrew's Church (which had a thatch roof at the time), the Quakers' Meeting House on the north side of Bull Street, the White Lion, Wansbeck House, as well as the whole of the market block. The rebuilding was orientated around the Market Place, rather than the church, which had been the centre of town before the fire. The largescale rebuilding was supported by public donations, encouraged by a royal brief. The church was restored in 1727.

Therefore, many of the central buildings around the Market Place, the High Street and Bull Street date to the eighteenth century (some of these earlier or with earlier structures) and were constructed in the Georgian style. The spread of Classically influenced architectural styles and motifs to provincial town such as Holt would have been encouraged by the new houses being built in centres such as Norwich and perhaps also through local builders working on country houses for the gentry. The eighteenth century also saw the publication of numerous pattern-books which would have been available to provincial buildings, giving designs for house fronts and architectural details.

The difficulties of building in a formal Classically-fronted house in Holt must have been considerable.

After the fire, the owners of land would not have wished to lose their plots, so rebuilding often took place on the footprints of earlier, often smaller buildings. In addition, a sense of economy encouraged the incorporation of any walls which had survived the fire and the continued use of flint cobbles in construction. Some of the older houses were enlarged or refronted, such as High Silver on Obelisk Plain, or had new features added, such as the sash windows introduced on the west side of Shirehall Plain (Byfords).

The Shirehall was built on the marketplace in the eighteenth century on the position of the medieval corn market and toll house; it was used as a magistrate's court until the 1970s. A number of the houses, which feature grander proportions or minor decorative architectural features (such as ornamental porches), date to the eighteenth century including Hanworth House on Bull Street, Nelson House and Janaway House on White Lion Street, and the rebuilt Wansbeck House on White Lion Street. The Manor House on the south side of the High Street is an impressive Georgian building. The grand façade of Hill House also dates to the eighteenth century, over an earlier double pile core. Commercial buildings dating to the eighteenth century include White Lion Public House and the Feathers Hotel on Market Place., the latter probably one of the earliest buildings to be reconstructed after the fire.



A windmill was built at the corner of Mill Street and New Street in the late eighteenth century; this mill, which continued in use until about 1920, ground wheat and barley. The sails were removed in the 1920s and the rest of the building was demolished in 1973.

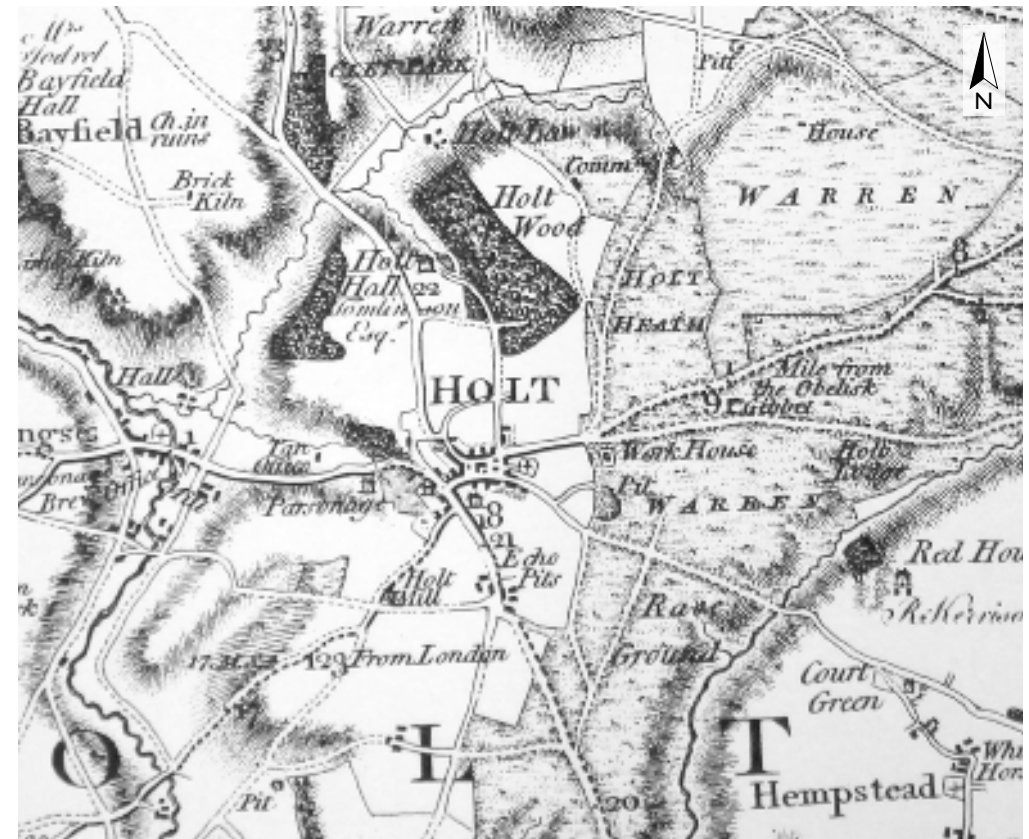
One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Holt as a relatively large settlement on the route between Erpingham and Cley. Significant buildings picked out by the map annotations include Holt Mill (just to the south of Conservation Area), the parsonage and the workhouse. The church is also clearly discernible to the east of the Central Market Place, a large open space with a few central buildings. Houses lined the surrounding Market Place and Bull Street. To the north of the Conservation Area boundary, the first Holt Hall is shown, to the west of the lake on the location of the present Hall cottages. These were known as ‘The Old Hall’ and were recorded as such in nineteenth century census returns; they may contain fabric of the earlier manor.¹⁰ The Hall Cottages at the site of the Old Hall were demolished in the mid-nineteenth century and the ponds were enlarged into the present lake.

Various trades would have been located in the town. A former forge was demolished at the entrance to Chapel yard to create a wider access. A courtyard behind

the former Carpenters’ Arms pub on Norwich Road is thought to have been home to the town carpenters. There were also butchers, bakers and clock makers. The Baker family, still trading in the town as Bakers and Larners, started as ironmongers in 1782. There were at one time also 10 inns in the town, which would have offered accommodation for those travelling by coach. A coach between London and Dereham once stopped in the town three times a week. The Feathers is an outstanding example of a traditional inn which was also home to an excise office. Petty Sessions were held there and it even held a post office for a time.

There were a surprising number of nonconformist chapels of churches within Holt. The first Presbyterian minister was licensed in Holt in 1672 and Quakers are listed

in the parish register from 1700. Some chapels such as Oddfellows Hall (now No. 35 Albert Street) and Lion House in the High Street have obscure origins; the first is thought to have started life as a Calvinist Chapel and the second may have had a brief use as a Wesleyan Chapel around 1850.



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

3.5 NINETEENTH CENTURY

In 1810, the open fields and commons were divided and allotted under the Holt and Letheringsett Inclosure Award, as indicated by the enclosure map of 1810. This map shows the landowners in the parish of Holt, of which there were a number owing to the size of the settlement. These included the Fishmongers, who managed the school and owned other land, and Thomas Fisher who owned land at the town centre and at the peripheries. The marketplace had grown with a number of additional buildings added since the late eighteenth century.



Plan of the Parish of Holt with part of Letheringsett in the County of Norfolk, 1810 (Norfolk Record Office: C/Sca2/165)



The town grew significantly in the first half of the nineteenth century with many houses built for civic improvement and a number of other institutions established. A new workhouse was erected in Workhouse Lane in the early nineteenth century and the guardians of the old poorhouse sold it off in 1839.

Methodism was present in Holt from the late eighteenth century; William Hardy of Letheringsett Hall established a Wesleyan Society in 1813 and funded the building of a chapel, long known as the Chancery buildings, now two houses Nos. 18 and 20 Albert Street. A larger Wesleyan Chapel was built in New Street in 1838 (restored in 1893 as indicated in the date stone), today converted into a house. The associated burial ground was converted by the town council into a public garden opposite Chapel Yard in 1992. A faction in the church led to the establishment of a Methodist Free Society, for whom a church at the top of Letheringsett Hill was built, designed by Thomas Jekyll, an important Norwich architect, in 1862. The patron was William Cozens-Hardy, a notable local Methodist who lived at Letheringsett Hall. By the end of the century this had become a United Methodist Church. There was also a Primitive Methodist Chapel off Bull Street.



Wesleyan Chapel on New Street built 1838

The Tithe Map of Holt, which dates to 1839, shows New Street, running north-west from the High Street, had been laid out in the early-nineteenth century. The Shirehall, built in the eighteenth century, sat at the crux of the town centre (now called Shirehall Plain) as an island building to the north of the other market buildings. The Market Place had become more crowded, or the area more accurately detailed. Further detail to the houses on the streets bounding the Market Place shows their narrow frontages and relatively close grain. The streets on the peripheries, such as New Street, featured more capacious plots, many of which were undeveloped. Many of the houses and buildings shown on the Tithe Map of 1839 still remain. A mill is shown on the Tithe Map to the south-east of Holt on the Hempstead Road, with a mill pond adjacent. The mill now known as Hempstead Mill. The mill and its associated Mill House were built in 1830 by Richard John Gurney and was at the time known as Holt Mill.



Tithe Map, Parish of Holt, 1839 (Norfolk Record Office: DN/TA 494)

Holt Hall was built for Walter Hamilton Pemberton in the mid-nineteenth century, to the north of the Conservation Area. A waterworks opened in 1855. In the same year, the police station on Station Road (then Hempstead Road) was built; the building contained two cells as well as quarters for the inspector and one constable. It closed in the 1960s when a new station was built on Norwich Road. It is now a private house.

Gresham's School was rebuilt in 1858 by Mr Suter, architect to the Fishmongers. The new building, in red and black brick, adopted the Elizabethan style of the original building. A Board School had also been established on New Street in 1851, which was in use until 1928 when the new primary school building was opened on Norwich Road.



The former Police Station on Station Road

In the early 1860s, the church underwent external and internal alterations. Rector, Reverend E. Brummell, put in new pews and removed the gallery from the west end. William Butterfield was the architect responsible for drawing up the plans in 1864 (he also, later, restored the nearby church at Letheringsett). The churchyard was enlarged at this point.

Following the arrival of the first railway in Norfolk in 1844, the line from Melton Constable to Holt was begun in 1883 and opened in 1884. The first pavilion-like station was opened at Holt in November 1886 (this was lost to a fire in 1926).



The new Grammar School at Holt as rebuilt in 1858 (Norfolk Record Office: MC 2043/1/6)

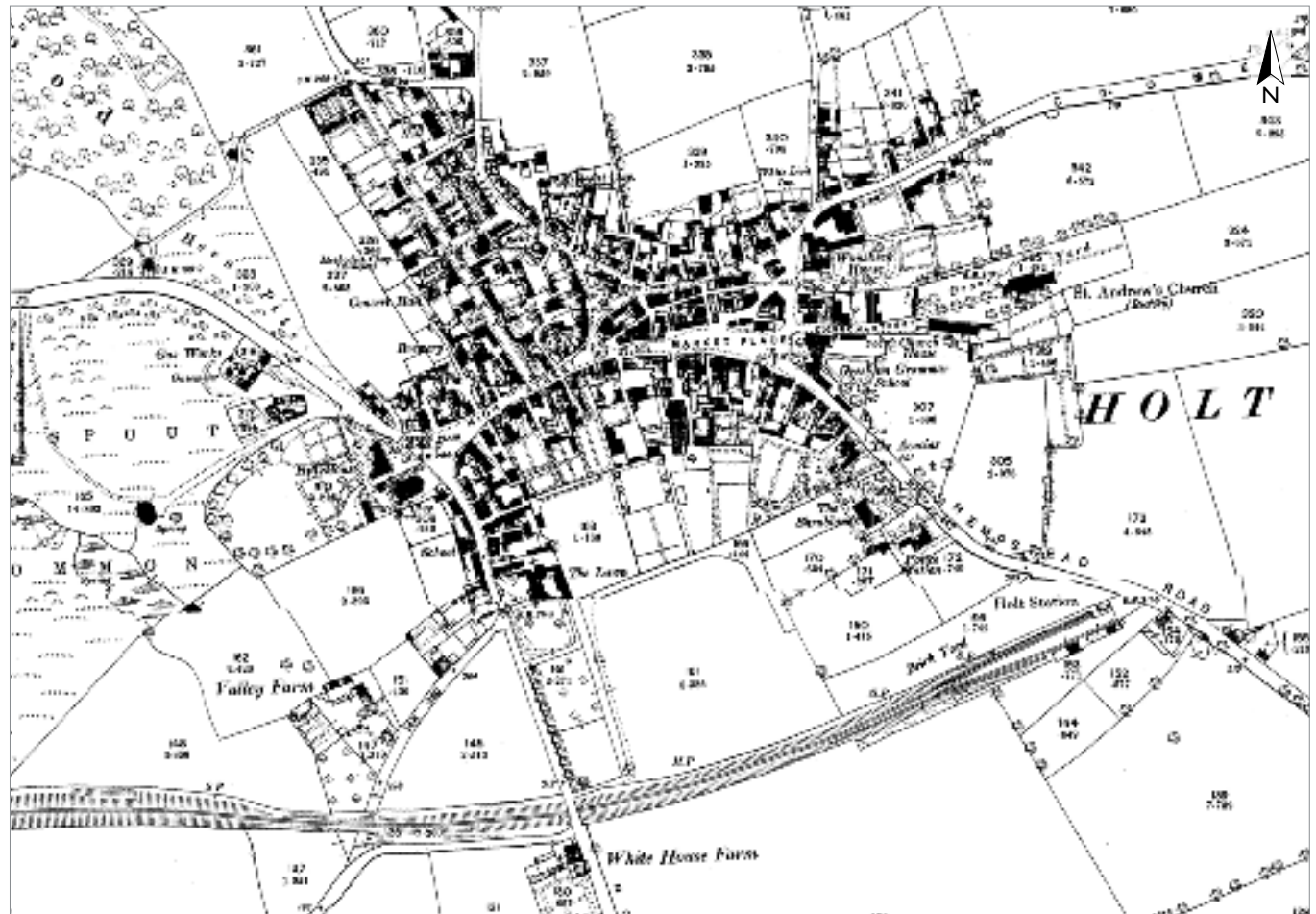
The photograph below shows Obelisk Plain with the famed mid-eighteenth-century Holt Obelisk. The former gate pier from Melton Constable (dating to the mid-eighteenth century) still remains at the south-western side of the town. The dirt road has long gone but the buildings, mostly listed, either side are recognisable, for example the narrow, gabled front elevation of No. 33 High Street in the background on the right. The water pump has also gone and the lamppost replaced with a cast iron fountain surmounted with a gas lamp in 1887, commemorating Queen Victoria's Jubilee. This was originally located on the site of the Ware memorial in the Market Place but was moved to its current location in 1920. The lamp gained the nickname 'Blind Sam' as the intermittent gas supply meant it was not often lit.¹²



Obelisk Plain in the 1880s (Norfolk Record Office: MC 2043/1/7)

From 1885, Holt's water supply was pumped from Spout Hills to a water tower on Shirehall Plain. Spout Hills was thought to have once been a quarry but from the 1890s it was referred to as the Pleasure Ground. The tower was a landmark site and held 150,000 gallons of water. It was demolished in 1957 when the water supply system was upgraded and a tower was built at Baconsthorpe.

The 1881-1887 OS map provides the first geographically accurate illustration of Holt. The map demonstrates Holt's size and status as a prosperous market town with important local industries. The recently arrived railway line lay to the south of the town and was important in widening Holt's market and disseminating goods further afield. The settlement was still orientated around the Market Place with the Grammar School to the east and the church further to the east. The Old Rectory was the other side of town, at the western end of Spout Common (outside the Conservation Area boundary). The town centre incorporated the three Methodist chapels built in that century (Wesleyan, Primitive and Free), a number of inns (including the eighteenth-century White Lion Inn and the King's Head Inn) and a concert hall. The police station was marked on what was then Hempstead Road, near Holt Station. Several farms occupied the land just to the south of the town such as Valley Farm and White House Farm. Industries at the western peripheries of the town included a brewery and a gas works on Spout Common, and to the south of the town, a brick works.



1881-1887 1: 2,500 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.

3.6 EARLY TWENTIETH CENTURY

The following images depicting the main streets of Holt are mostly undated, but most likely show the town at the turn of the twentieth century, indicated by the presence of dirt cobbled roads and horses and carts. The photographs capture elegant houses, institutional buildings such as the Methodist Free Chapel and attractive Victorian shopfronts with canvas awnings, reflecting the prosperity and development of Holt during the nineteenth century.



The High street in Holt (the grand gabled building no longer remains), undated (Norfolk Heritage Centre: HOL NOR: QA)



The same view of the High Street in 2020



The marketplace in Holt, undated (Norfolk Heritage Centre: C HOL NOR: QA)



The same view in 2020



The marketplace, Holt; an ornamental lamp sits in the position of the future war memorial, 1910 (Norfolk Heritage Centre: C HOL NML/NFR)



The same view of the Market Place in 2020

Gresham's school, which had somewhat lost its direction by 1900, was revived by a new head in that year. It was made a public school and became a nationally known and respected school.¹³ The school has international acclaim today with alumni including Benjamin Britten, the composer, and W.H. Auden and Stephen Spender, the poets. The school's former building still stands in the Market Place, now in use as the pre-prep and nursery for the school. The preparatory school itself moved out to the Cromer Road in 1904 into the Big School, with a boarding house, both built between 1900 and 1903. These lie just outside the eastern boundary of the Conservation Area. A number of other school buildings were added in the early twentieth century. The school chapel, for example, was built in 1912 by Maxwell Ayrton and the Library was built by Alan Munby in 1931.



Methodist Free Church, Holt, undated (Norfolk Heritage Centre: C HOL NOR: QA)



A similar view of the Methodist Free Church in 2020

The early-twentieth century OS map shows minimal change in Holt with the exception of the school house paired terrace to the east of the grammar school and terraced housing at the junction of New Street and Mill Street.



1905-1906 1: 2,500 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.

In the early stages of the First World War, several bombs meant for Humber fell around Holt. A battalion of the Sussex Regiment set up camp in fields around the town where training took place, known as Holt Camp. The War Memorial at Holt was unveiled in 1921. The following image shows a large gathering in the village, probably the unveiling, in 1921.

A new station building of a similar design to the former was built in 1926 following a fire. The building lasted until the closure of the line in 1965.

The Regal Cinema was built in 1937 and was pivotal to the public entertainment of Holt for the first half of the twentieth century. However, as cinema audiences declined in the 1960s it was closed and the site was redeveloped for flats now known as Regal Court.



Unveiling of the War Memorial, 1921 (Norfolk Heritage Centre: C/HOL 3463)

3.7 MID TO LATE TWENTIETH CENTURY AND TWENTY FIRST CENTURY

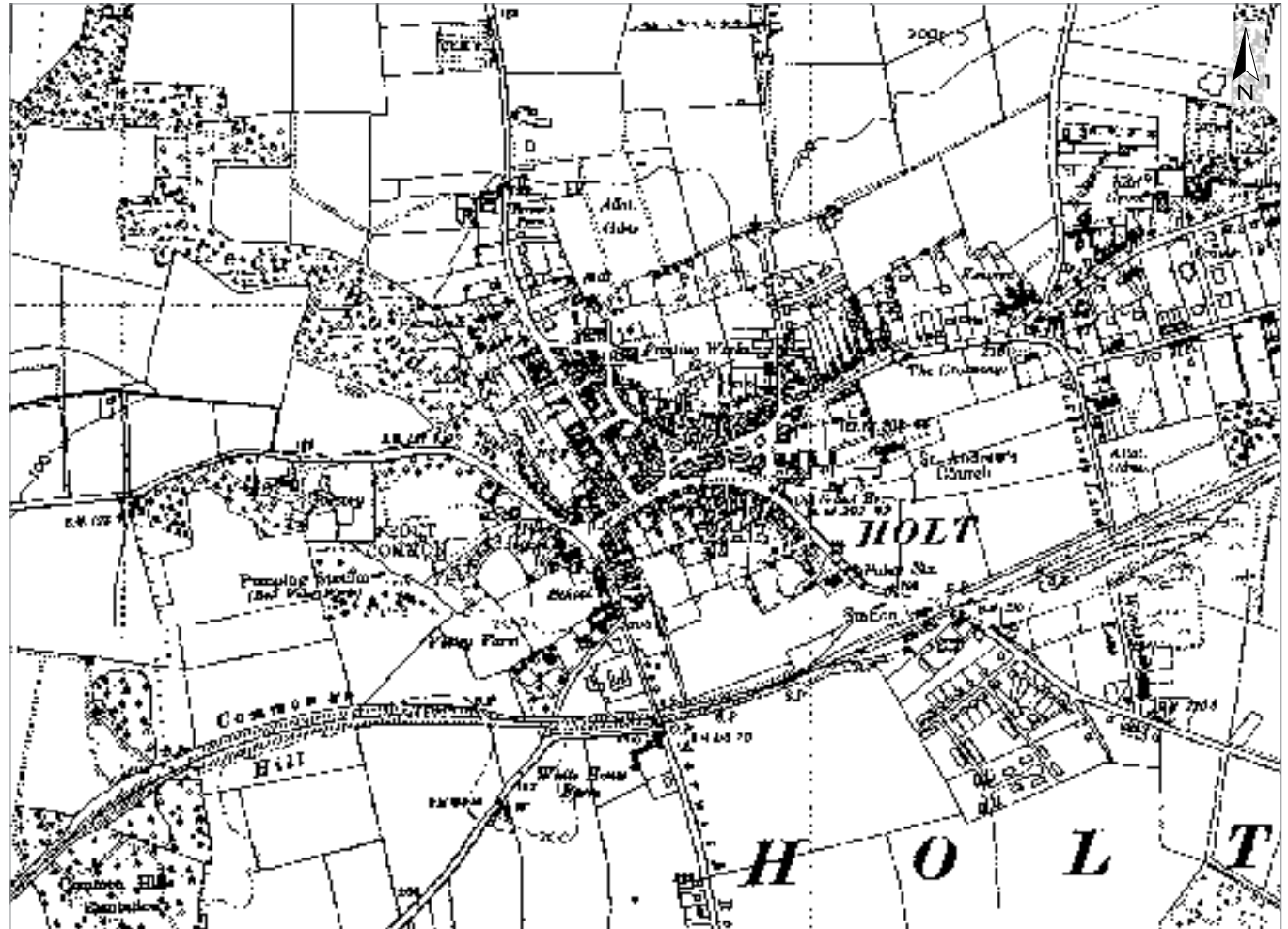
During the Second World War, Holt was under threat owing to its military importance; its role as a strategic centre for coastal defenses against the threat of a German invasion meant it became a garrison town during the War. Rural tranquility was ruptured for the duration of the War.

The railway in Holt was closed in 1963 owing to the Beeching report (a plan by Richard Beeching in the 1960s to restructure Britain's rail network); this closure changed the industry in Holt from market trade to small businesses, light industry and residential housing. The weekly cattle market was a victim of the railway closure, which meant trading ceased. Holt Society was established in 1965, set up to preserve the Georgian town centre of Holt.

The mid-twentieth century OS map shows there had been expansion around the outskirts of Holt with further residential accommodation built on the edge of the town including 'Fairstead', a cul-de-sac developed to the north-east of the Market Place (now locally listed). To the north-west of the church (outside the Conservation Area) a number of houses had been built along Cromer Road. New Street also featured new semi-detached and detached housing. A small enclave of semi-detached buildings had been built just

to the south of the station. The map also shows Holt Primary School, opened in 1928 and built in the triangle between the railway line, Valley Lane and Norwich

Road. Despite early-twentieth century changes, the historic core of Holt, developed in the eighteenth and nineteenth centuries, still remained legible.



1938-1952 1:10,000 © Crown Copyright 2020. All rights reserved. Licence number 100020449.



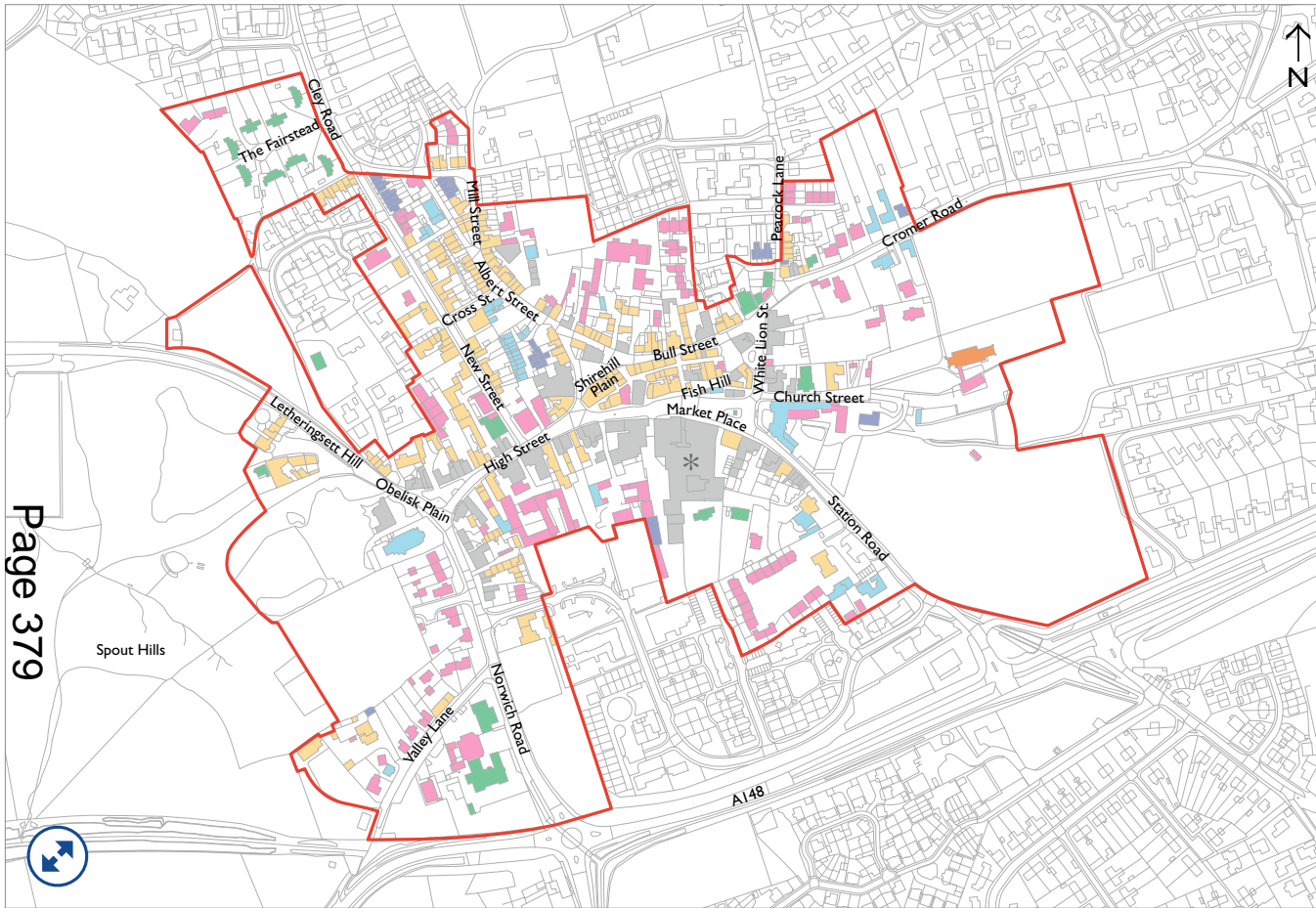
The Quaker Meeting House was taken down in the 1920s to make way for a Post Office with the stipulation that the burial ground, where people had been interred in the eighteenth century, should not be built upon.

From the mid-twentieth century to the present, Holt has expanded around the peripheries, particularly along Valley Lane, Cromer Road and Norwich Road. New enclaves of semi-detached and terraced houses have been built off New Street (Town Close) and off Station Road (The Beeches). A few modern buildings have been added into the centre of the town, for example Barclays at a prominent corner between New Street and High Street, and the neighbouring Nos. 12 and 14 High Street. The opening of Budgen's and a large car park in 1985, to the south of the High Street, altered the character of the Conservation Area by erasing historic plot patterns. In the 1990s, the A148 was built along the line of the former railway line, to reduce traffic through Holt. This new infrastructure triggered the development of a substantial housing suburb to the south of Holt.

Holt was one of the first Conservation Areas designated by the County Council, in December 1974.

In 2012, the church was extended to the south and the Meeting Room was consecrated by the Bishop of Norwich in 2013. During the works, several graves were excavated including those of Rebecca, a woollen draper's wife, who was found with a gold ring and a mourning ring.

Today Holt is no longer a market town but it does still serve as a service centre for the surrounding villages and is a key shopping centre. The town's shops are increasingly catering for affluent visitors, drawn here by Gresham's School, or tourists during the summer months.



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.

Historic Development 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.

Section 4

Character Assessment

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

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4.1 LOCATION AND TOPOGRAPHY

Holt is a former market town sited three miles (five kilometres) south of the coast. The town is well served by roads linking it to surrounding villages and to the larger settlements of Fakenham, Cromer and Norwich, which lies approximately 23 miles to the south-east.

The Conservation Area boundary covers the town centre, with close-knit streets, lanes and alleys lined with shops and cafes. At the east end is St. Andrew's Church and graveyard, as well as the Old School House, now the pre-prep and nursery for Gresham's School, and the school's open playing fields. Station Road and Cromer Road leave the town to the east. To the north and south-west of the town centre are more residential areas, with Norwich Road leading out of the town to the south, Letheringsett Road to the north-west and Cley Road leading north. Buildings generally get later in date the further from the town centre they are located.

The south side of Holt is separated from the centre by the A148 road, which follows the line of the former railway. This allows traffic to bypass the centre of the town, but also separates it from the woods to the south and an important local amenity, Holt Country Park.

At the north-east of the town is the current railway terminus, managed by the North Norfolk Railway who run trips on historic trains up to Sheringham. To the west of the town is Spout Hills, the location of springs formerly used to supply the town with water. The surrounding landscape of Holt is discussed in more detail below.

Holt is located just outside the North Norfolk Coast Area of Outstanding Natural Beauty (AONB), the boundary of which wraps around the northern edge of the town. Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>. In addition, it is close to the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁴

The Holt Lowes SSSI, located to the south of the town, is an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and the Keeled Skimmer dragonfly.¹⁵

The topography of the landscape within the town centre itself is relatively flat. To the west the land slopes down in the Spout Hills area and to the south, within Holt Country Park, the land slopes down to form the river valley of the River Glaven. The road leading in from the north-west from Letheringsett therefore curves and slopes up as you enter the town. Holt lies at the western end of the Cromer Ridge, a glacial moraine of sandy soil. To the north, the Ridge slopes down towards the coastal villages at the edge of the saltmarsh; Cley-next-the-Sea, Kelling and Salhouse.



KEY

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

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Location Plan. Base map © Google Earth. This plan is not to scale.

4.2 SETTING AND VIEWS

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.

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 setting of Holt is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape

Holt enjoys a particularly attractive rural setting. Some early visitors paid more attention to Holt's setting than to the town itself. Visiting the town in 1821, William Cobbett observed "*From Holt you look to the distance of seven or eight miles, over a very fine valley*". Presumably this refers to the Glaven Valley, which lies to the south and west sides of Holt. This is very significant landscape area in North Norfolk, which has history of milling on the river for over 1000 years. This key industry fed trade on the coast and provided food and jobs for local people for hundreds of years. The river has its source at Baconsthorpe to the east of Holt. It then flows to the south of Holt down to Hunworth where it turns northwards and flows out to sea at Cley. The River Glaven provides an attractive river valley landscape rich with ecological interest.

Agricultural landscape also surrounds Holt, with large fields on the top of rolling hills and smaller fields closer to the river valley. There is also a good deal of woodland around Holt, particularly on the south side where Holt Country Park is located. This includes areas of older woodland and more recent plantations of pine trees, which make use of areas of poor acidic soil. The plantations on the east side are broken up by Gresham's School and Kelling Hospital; both have large grounds. There are smaller areas of woodland to the north, where the Cromer Ridge slopes down towards the coast.

Spout Hills is located to the west of the town, where several springs flow to ponds and previously supplied Holt with water. Now the area is an attractive place for people to walk in the fields and small woods. The site supports a variety of wildlife habitats.

The Conservation Area boundary itself is focused on the town centre. Surrounding this, particularly to the north, east and south, are more recent residential areas which are not of special interest. Some of this housing is located to the south of the A148, as well as small industrial estates off Hempstead Road.



The valley of the River Glaven in the wider setting of Holt



Woodland and heathland at Holt Country Park to the south of Holt



Pond at Spout Hills to the west of Holt



Spout Hills



Agricultural land to the south-west of Holt



Modern housing to the south of the Conservation Area boundary



4.2.2 Views into and within Conservation Area

There are several different types of views within Holt:

- General views of streets/shops;
- Views of focal spaces/landmark buildings;
- Views over playing fields;
- Glimpsed views down alleys/into yards;
- Leafy views on Letheringsett Road; and
- Views out to the west.

Some representative view photographs are provided below.

Within the centre, the streets are densely lined with houses and, so wide views are limited but general views along streets show the bustling retail centre of the town. These include views along the High Street, Market Place, White Lion Street, Bull Street and the residential streets of New Street and Albert Street to the north (Views 1-7). Some streets are wider giving slightly more open views, while other streets are narrow giving an enclosed feeling.

There are a few focal spaces and landmark buildings within the town centre that provide wider views of key features (Views 8-10). These are around Obelisk Plain to the west, where the obelisk, fountain/lamppost and Methodist Church feature in wider views of this more open junction. The views are negatively impacted by traffic, parking and some basic public realm features. The Market Place is a wider street, designed to accommodate market stalls historically. The space therefore provides more open views of the surrounding buildings, with the War Memorial and the Old School House as focal features.

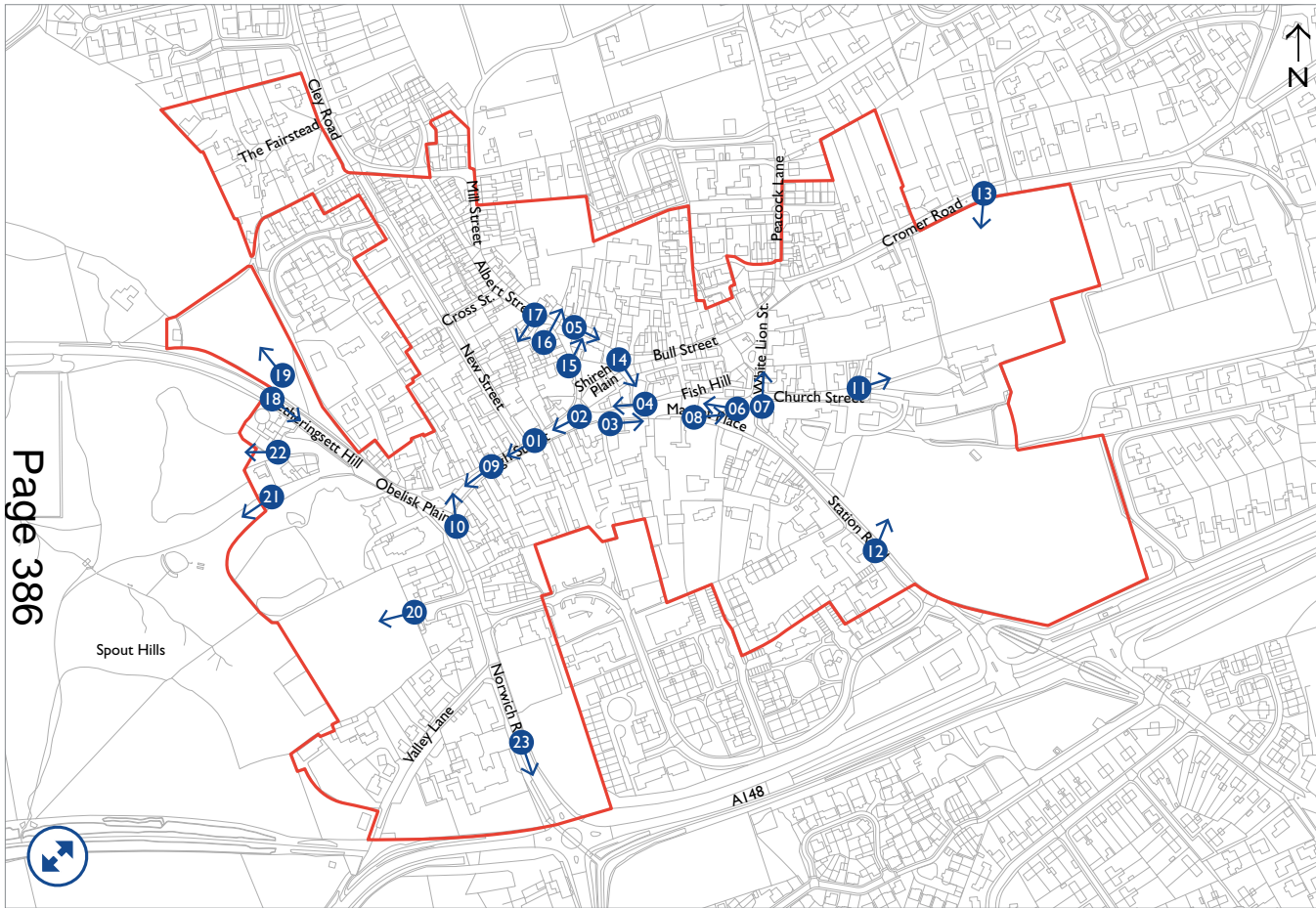
In a more contained setting is St. Andrew's Church, the tower of which is a dramatic feature in short range views in the churchyard, as well as being an interesting feature in views across the school playing fields to the north and south (Views 11-13). The fields provide a well-tended and pleasant green space in views from Station Road.

There are several small alleys and yards leading off the main streets in the centre of Holt (Views 14-17). The entrances to these come as a pleasant surprise to viewers walking through the town, often with attractive metal arches over and providing enticing glimpses of buildings, shops and businesses within.

In contrast to the busy shopping streets of the centre, Letheringsett Road provides an enclosed leafy view, particularly for those entering the town from the north, before opening up to the space around Obelisk Plain (View 18). There are also green views of the small area of woodland, called Little Hills or Horn Pits, on the north side of Letheringsett Road (View 19).

The town centre is fairly self-contained with little direct visual connection to the surrounding landscape. To the west of the town there are, however, some opportunities to see out to the green spaces beyond. From the small close to the south of the Methodist Church, off the west side of Norwich Road, there are views over fields which slope down to the Spout Hills area, with trees lining boundaries and forming small plantations (View 20). From the area around the former gas works off Letheringsett Road, there are also views across to Spout Hills, including trees, open fields and ponds (Views 21-22).

There are limited views looking away from the town to the south is less positive. Station Road and Norwich Road both connect with the A148 by-pass, with views across the by-pass to a modern housing estate, and in the case of Norwich Road, a roundabout and some indifferently maintained buildings (View 23).



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View 01

View looking west on the High Street, giving a general impression of the retail streetscape.



View 02

View looking west on the High Street, giving a general impression of the retail streetscape.



View 03

View looking east along the Market Place, giving a general impression of the retail streetscape.



View 04

View looking west along the High Street, giving a general impression of the retail streetscape.



View 05

View looking along Gun Hill, showing one of the narrower retail streets in the centre of Holt.



View 06

View looking west over the open Market Place.



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View 07

View looking north along White Lion Street, giving a general impression of the retail streetscape.



View 08

View of the open Market Place, with the War Memorial and Old School House as focal points.



View 09

View of Obelisk Pan with the Methodist Church as a focal point.



View 10

View of Obelisk Plain looking north, where the streetscape is more open and the obelisk and fountain/lamppost provide focal points.



View 11

View of the tower of St. Andrew's Church through the churchyard.



View 12

View looking north over playing fields to St. Andrew's Church.



View 13

View looking south over playing fields to St. Andrew's Church.



View 14

View looking along the narrow lane of Gun Hill between Shirehall Plain and the Market Place.



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 View 15

View looking into Hooper's Yard.



View 16

View looking into Franklyn's Yard.



View 17

Glimpsed view to cottages on Weston Square.



View 18

View south on Letheringsett Road, entering the town with a leafy enclosed feeling.



View 19

View of the wooded area on the north side of Letheringsett Road.



View 20

View looking over fields from the close off the west side of Norwich Road.



View 21

View west to ponds at Spout Hills.



View 22

View west over fields to the Spout Hills area.



View 23

An attractive view looking southwards out of the Conservation Area to the roundabout and pedestrian tunnel where the A148 meets the B1149.





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street/Plot Patterns and Interrelationship of Spaces

The original village was centred round the parish church. After the fire of 1708, the focus for rebuilding became the Market Place. The new centre was a rectangular area created by Market Place, Bull Street, White Lion Street and Shirehall Plain; there was also some linear development, following the High Street away to the west. The market was moved at some point from this location to an area behind the Feathers Hotel but is still remembered in its old location by road names such as Fish Hill and Bull Street. Today the Market Place is reduced in size, as houses/shops were built on the north side (Fish Hill area), probably on the site of former market stalls, which would account for the irregular arrangement of buildings. The east end of the Market Place is a key junction and is now the site of the town's war memorial, which creates a focal point in a wider area of the streetscape. Just as Market Place begins the main thoroughfare through the town at the west end, Obelisk Plain closes it at the west end.

Like Market Place, Obelisk Plain has no specialised role, but its importance as one of the gateways to the town centre is marked by two historic features, the cast iron fountain/street lamp 'Blind Sam' (so called by locals as it did not work well and therefore was not often lit), and a milestone believed to be a seventeenth century

gatepost from Melton Constable Hall. There is a small open area where Market Place and High Street meet; it serves no particular purpose but is a pleasant space which punctuates and adds variety to the main street of the town. To the north of this is the open area of Shirehall Plain, with Byfords (Nos. 1-3), a particularly attractive row of houses on the west side.

During the early to mid-Victorian periods, development was primarily linear, following the line of roads leading to the centre, particularly New Street and Albert Street. Twentieth century housing has occupied the spaces left by the Victorians, infilling the areas between the roads, and expanding into the fields to the south and south-east. This has resulted in the town having a rectilinear 'L' shaped plan.

For most its history the growth of Holt was gradual and its historic architecture was retained and re-used, rather than being threatened by any large scale development. As a consequence, the general character of the centre remains very much that of a late-Georgian market town with two and occasionally three-storey buildings. Most buildings are on narrow plots leading back from the street.

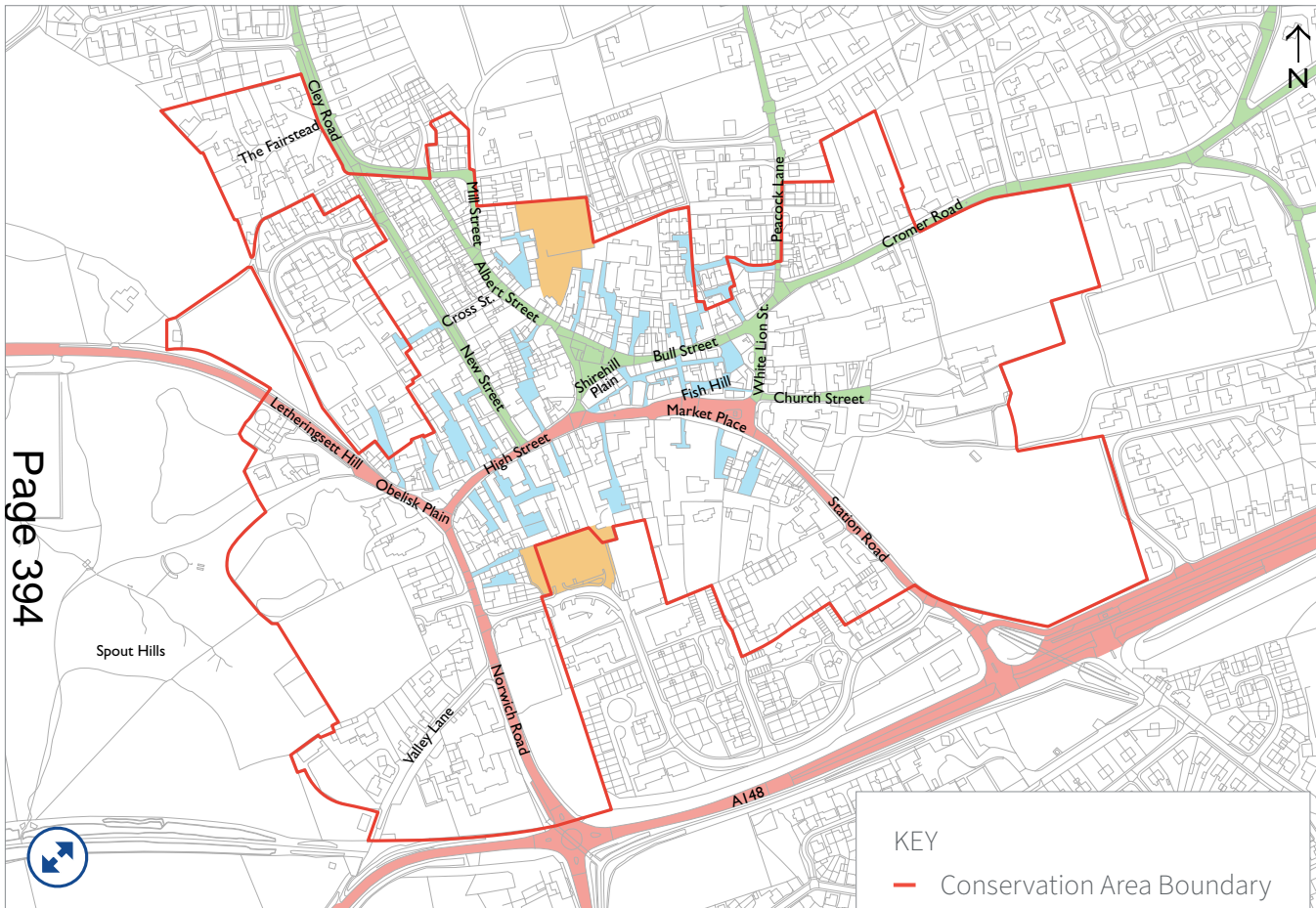
One of the most significant changes to the centre has been the construction of a large Budgens store and car park on the south side of High Street/Market Place. This is a visual intrusion into what is otherwise a small-scale

and relatively homogeneous town centre. The other car park in the town is located off Albert Street beside Chapel Yard.

One key feature of the street pattern in Holt is the numerous small lanes, alleys and yards leading off the main streets. These narrow lanes have a feeling of enclosure which contrasts with the wide open spaces of the Market Place or Obelisk Plain. Some of the alleys and yards have historic or modern rows or groups of cottages on them, while others have been converted into small shopping arcades. Several of these have been done well and are pleasant enclaves within the town centre. Chapel Yard is more open than most of these alleys/yards, with a roughly triangular shape and open space to the south and east for the Albert Street car park. Lees yard to the east of this also opens up into a wide yard area.

Between the Market Place and Bull Street, there are several very narrow alleys which allow small, enclosed glimpses through to other buildings. Bull Court to the west end and Fish Hill to the east are relatively well established, while other alleys have the rear of buildings facing them and can feel like unattractive back yard areas.

There are wider open green spaces within the town, which are discussed in [section 4.4.4](#) below.



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KEY

- Conservation Area Boundary
- Primary Streets
- Secondary Streets
- Lanes/Alleys/Yards
- Car Parks

Hierarchy of Streets 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.



Pleasant enclosed character of Hooper's Yard

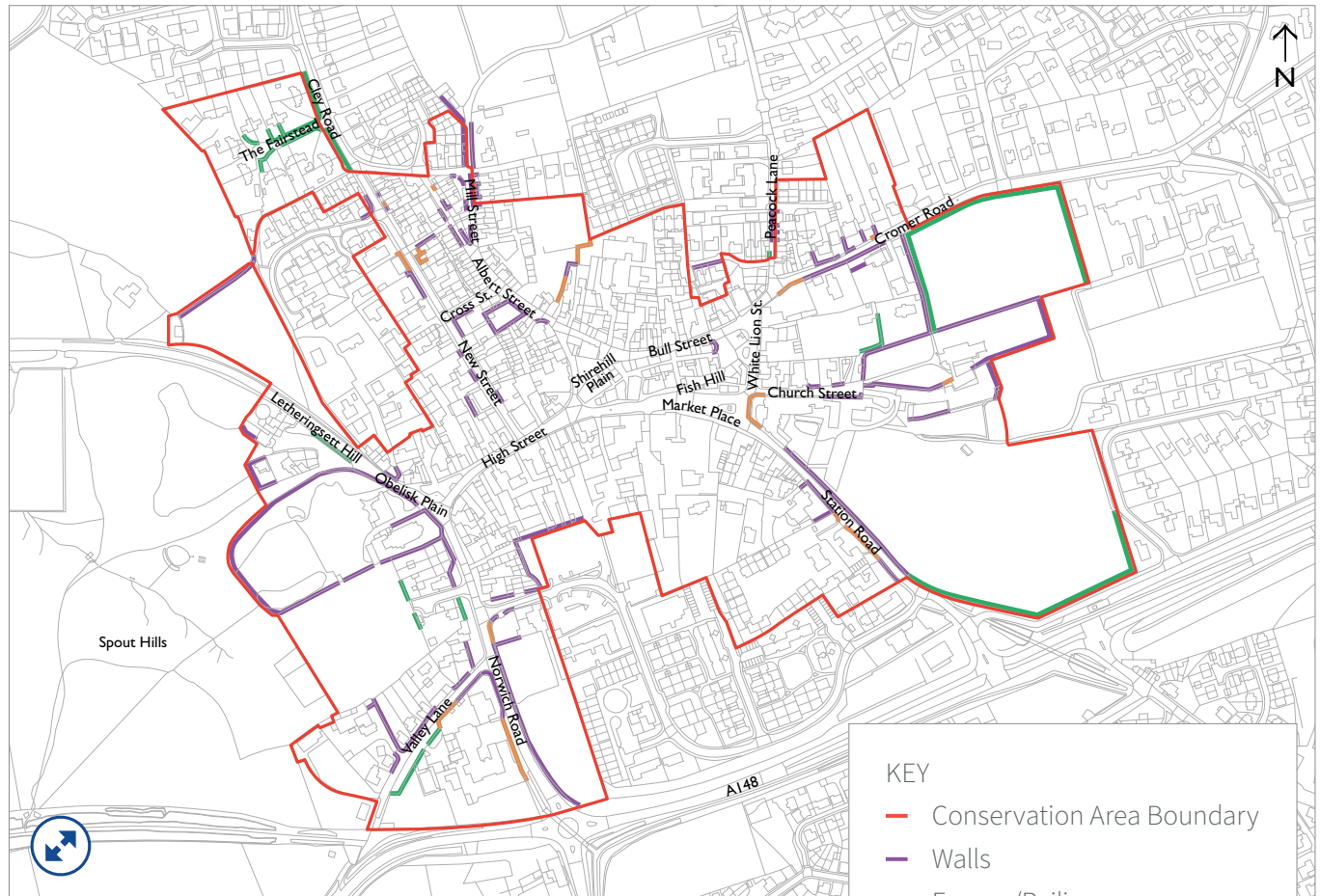


More open character of Chapel Yard

4.3.2 Boundary Treatments

As buildings are positioned close together and up against the pavements on the main commercial streets in the town centre, there are few boundary treatments present. On the roads branching out from the centre, however, there are boundary walls and some hedges. Walls are either low to mid-height where they are located around front gardens, while others are a tall height. Most are either red brick, flint or a combination of the two. Occasionally gault brick is used, such as at the former Wesleyan Chapel, and at the Methodist Church bricks are used in a polychrome pattern in the boundary wall. Some of the walls are quite substantial and run for long lengths around historic properties, such as the large house at No. 3 Obelisk Plain.

There are several low walls which are topped with decorative metal railings. Post holes in stones to the south of the Old School House also indicate there were formerly railings enclosing small areas here, though the railings have been lost. Hedges are more prevalent to the east around playing fields. Trees also help to define boundaries in some places, sitting in rows behind walls.



KEY

- Conservation Area Boundary
- Walls
- Fences/Railings
- Hedges

Note: See Green Spaces, Trees and Vegetation plan for trees.

Boundary Treatments 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.

Boundary Treatments



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4.3.3 Public Realm

Surfaces and Road Markings

All the roads within the Conservation Area are tarmac. At the junctions around Obelisk Plain, White Lion Street/Bull Street, and at the Market Place this does lead to some large expanse of utilitarian tarmac. Road markings are standards yellow and white lines which again are municipal in character. Parking is provided at the sides of many roads, which intrudes on the character of the spaces.

Pavements are also often tarmac, particularly on the roads leading away from the town centre. On the High Street and Market Place the pavements are typically concrete paving slabs. Some have Victorian granite kerb stones, such as on New Street, Bull Street, Shirehall Plain, Church Lane, around the Old School House, Cromer Road and on the south side of Obelisk Plain. Several of the narrower roads or those on the periphery of the town centre, such as Bull Street and Albert Road, have no pavements. Road markings are sometimes used to mark out pedestrian walkways, albeit in a utilitarian manner.

Alleys and yards have brickweave or granite sett surfaces or are gravelled which gives a softer appearance. Occasionally, bound gravel is used. There are flint cobbles used to edge roads in some places or along pavements to create visual interest.



Granite kerb stones, granite setts and brick pavers on New Road, with double yellow lines



Yellow lines denoting pedestrian walkways where there are no pavements



Gravel to a yard



Bound gravel to Hooper's Yard



Brickweave to Appleyard



Cobbled areas to the pavements on Norwich Road



Large expanses of tarmac with road markings at the Market Place



Large areas of tarmac and cobbled areas on White Lion Street

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Signage

There are a few different types of signage within the Conservation Area: modern road signs, street signage, traditional style finger post signs, interpretation boards and some decorative signage.

Modern metal road signs are used throughout the town, particularly at junctions. They are generally not too large but are often placed where they intrude on views on heritage features, such as the fountain/lamppost on Obelisk Plain, or are cluttered. Street signs are either metal plaques affixed to the side of buildings or modern signs set between two black posts.

A few finger post signs are used for pedestrian orientation. They are traditional in style, in cast iron painted black and gold. They are a pleasant feature of the streetscape.

There are a small number of interpretation boards in the town. One in Appleyard is relatively recent and of good quality. It has been produced by the Holt Society and gives information in a subtle green and white colour scheme on the history of Holt. On Shirehall Plain there is a timber signboard, erected in 2008, with information on the Great Fire of Holt. The timber frame is in relatively good condition but the information board itself is faded and difficult to read.

The town sign sits outside Barclays Bank on the High Street. It features a carved timber name with an owl perched on top of a tree. The sign also gives some history of the town, telling the legend of the Holt Owl who was captured by local men and later escaped from the Town Pound where it had been placed.

An historic metal signpost sits outside the Old School House. It is cast iron, painted in black and white, with a crossbar at the top, though no signs hang from this at present.



The Holt town sign



Road signs at the junction of the High Street and Norwich Road



Good quality Holt Society interpretation sign in Appleyard



Black and white metal street sign affixed to a building



Street sign between two posts



Modern road signage obscuring the Victorian fountain/lamppost



Traditional style finger post sign

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Street sign affixed to a wall



Metal signpost outside the Old School House



Interpretation board on Shirehall Plain

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Archways to Yards

Decorative metal archways have become an attractive feature at the entrances to the retail yards that have been established around the town. These often feature the name of the yard in the arch and some have lamps attached to the top of the piers.

Examples of archways to yards



Street Furniture

Street furniture is varied across the Conservation Area. Some is of reasonable quality. However, there is a general ad-hoc feeling to the public realm features and they are somewhat uninspiring.

Pedestrian crossings on Norwich Road and the High Street have standard traffic lights, road markings and utilitarian stainless steel railings.

There are a few different designs of bollards. The best are traditional in style and in metal painted black and with gold detailing. There are some plastic examples on Albert Street which are quite utilitarian and some concrete examples of Fish Hill are unattractive, with peeling paint.



Traffic lights and basic metal railings on Norwich Road



Traffic lights and basic metal railings on the High Street



Metal bollards in a traditional style



Unattractive concrete bollards on Fish Hill

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Public bins are generally in black and gold and a Victoriana style. This is presumably meant to blend in with the other traditional style public realm features but because they are made out of plastic they are less successful in their design and feel quite municipal.

There are several large plant pots positioned at various points throughout the town centre, such as outside Barclays Bank or on White Lion Street. There are various different designs, some in metal but most in terracotta coloured plastic. While they introduce some welcome greenery and flowers into the streetscape, the planters themselves are not co-ordinated in their designs and are somewhat bland.

Additional post boxes are located in the Conservation Area, providing an attractive historic feature in the traditional bright red, which livens streetscapes.



Benches, planters and bins on White Lion Street



Plastic planter, bin and cluttered signage



Post box on New Street



Post box on the High Street

There are various benches throughout the town centre, of varying designs. Most are timber in a traditional style. A more unusual metal bench is located in the Methodist Memorial Garden, which has soldiers and red painted poppies, commemorating the First World War. There are more basic post and plank benches in the Horn Pits area of woodland to the west of the town centre. Generally, there is a lack of co-ordination in the bench designs in the town centre, adding to a lack of cohesion in the streetscape.

The main bus shelter in Holt is located outside the Old School House. This brick structure is well built and has a feature clock turret. It was built to commemorate the millennium. The only downside to the structure is that it is fairly large and blocks the view of the Old School House somewhat.



Simple timber bench in the Horn Pits area



Bench in the Market Place



Bench in the churchyard



Benches in the Methodist Memorial Garden



Holt Town Bus Shelter built to commemorate the millennium



Hard Landscaped Areas

Today there is no definitive public open space within the town centre of Holt. The Market Place, no longer in use, is now a wide area of road. There are small pockets of hard landscaped area around the town centre but these do not have a particularly distinctive character.

The War Memorial and Obelisk Plane are the most distinctive townscape areas. The War Memorial sits in an area of flint cobbled surfacing, with a flagpole in front of it. However, it is marooned in the centre of the surrounding roads. The landscaping around the fountain/lamppost and milestone on Obelisk Plane is also fairly basic, with brickweave, modern metal planters, timber and metal benches and a plastic bin. There are also modern road signs and again this area is surrounded by roads and a utilitarian car park.

Outside the Barclays bank on the High Street, on the west side of White Lion Street and on Gunn Hill are small areas where some effort has been made to create public space with the addition of benches and planters. These do add some interest but are rather lacklustre. Overall there is no clearly defined and attractive area of public realm within the town centre.



Benches and planters outside Barclays on the High Street



Hard landscaped area on Obelisk Plane



Bench and planters on Gun Hill

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Lighting

Generally, the street lighting in Holt consists of fairly basic stainless steel modern lampposts, sometimes painted black, which are utilitarian and spoil the setting of the Conservation Area and adjacent listed buildings/features. There are a few examples of modern lampposts in a traditional style, made of cast iron, in Appleyard, which make a positive contribution to the setting. At the churchyard there is one historic lamp sited on the southern gate pier, which is an attractive features.



Traditional style lampposts in Appleyard



Historic lamp on the gate pier to the churchyard



Modern lamppost on the High Street



Telegraph poles

Telegraph poles are located on some streets in the Conservation Area. The High Street and Market Place are free of them but on some side streets there are poles with a proliferation of wires which does impact to a degree on the setting of the neighbouring historic buildings.

Public Monuments and Art

There are a few pieces of public art or monuments within the Conservation Area which add interest to it and provide focal points. The War Memorial and fountain/lamppost and obelisk on Obelisk Plane are the key features, providing markers which define either end of the principal commercial streets of Holt.

Additionally, the town sign is located on the High Street, outside Barclays, which is a timber carved sign depicting the Holt Owl. A ceramic tiled plaque commemorating the Great Fire of Holt in 1708, made by Holt Primary School for Norfolk Country Cottages and Holiday Services, depicts buildings in the town and the market place, on the outside of their offices on Albert Street. The Holt Domesday Slate, originally carved for an exhibition in Cley churchyard in 2014 and containing details of the town from the Domesday Book of 1086, was purchased after a fundraising campaign by the Holt Society and was placed in the Memorial Gardens in 2016.

A reclining lion statue on a front wall outside No. 33 High Street is an interesting addition outside this building, which itself has a slightly eccentric character.

The Holt Owl Trail, a walking route around the town taking in a tour of notable buildings and features, is marked with plaques set in the pavements depicting an owl and noting the location. These add some interest to the streetscape.



Great Fire of Holt ceramic plaque on Albert Street



Example of a Holt Owl Trail plaque



The War Memorial



The Obelisk and fountain/lamppost on Obelisk Plane



4.3.4 Green spaces, Trees and Vegetation

Two green spaces within the town centre which might serve as informal meeting places in which to rest and socialise are the churchyard or the Methodist Memorial Garden on Albert Street. While these are peaceful and attractive areas, they are also set well away from the commercial heart of Holt. The former is a small walled garden, with grass, planted areas and a few small trees. There are several memorial benches and the Holt Domesday Slate. Old gravestones are placed around the edge of the garden. The churchyard is a pleasant leafy space, with several large trees and grass between the

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Historic gravestones. Spring bulbs also enliven the area. To the east and west sides of the town are green open spaces which have a primarily recreational use. The grass playing fields on the east side are private, belonging to Gresham's school. They provide an open and attractive setting for those entering the town from this side, as well as providing an attractive open setting and views to St. Andrew's Church.

To the west, Little Hills, or Horn Pits, on the east side of the Letheringsett Hill road is a small woodland area included within the Conservation Area. It is open to the public and part of it is given over to recreational uses, with a cleared area including seats at the north end and footpaths running through the trees. Like the open spaces to the east, it creates an attractive entranceway to the town.

Within the centre of the town the density of building means that there are no green spaces. However, on the peripheries on the Conservation Area, private front gardens, though usually small, do make a contribution of greenery to the area. These are often bound by low walls, fences or hedges, with shrubs or small trees within the gardens. On The Fairhaven, gardens are more generous, with lawns surrounded by hedges. On Norwich Road the modern houses on the west side also have wide grass verges in front to create a more open setting.

Trees make a significant contribution on the outskirts of the town. On Norwich Road and Letheringsett Hill there are many large, mature trees lining both sides of the street. Cromer Road also have a few larger trees and Station Road has several on both sides, with a substantial hedge bounding much of the playing field adjacent. There are a few scattered trees in the town centre, such as one on White Lion Street and some in Appleyard and Lees Yard.

Trees within the Conservation Area are protected and prior notice is required for any works to them.



Methodist Memorial Garden



The churchyard



Playing fields of Gresham's School



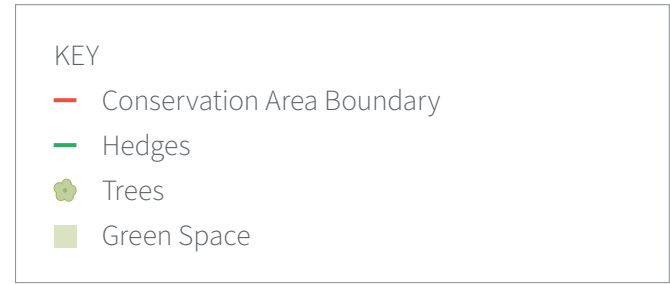
Horn Pits adjacent to Letheringsett Road



Mature trees on Norwich Road



Mature tree in Appleyard



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Green Spaces, Trees and Vegetation 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.



4.4 ARCHITECTURE

4.4.1 Materials

Holt differs from other towns in the vicinity in having been almost completely rebuilt in the eighteenth century. Therefore, while the typical North Norfolk combination of flint with red brick dressings is wide spread, there is also a greater use of other materials than in the vernacular local villages. Red brick, and to a slightly lesser extent gault brick, are often used over whole facades. Shaped red bricks are sometimes used for architectural details such as string courses and hood moulds, for example on the Old School House. Brick is also used to create decorative details, such as dentilled cornices.

Grander buildings tend to have a brick frontage, using better quality brick, with flint or poorer quality brick in rougher courses to the sides and rear. A few of the grandest buildings were entirely of brick, such as Hanworth House or Hill House. Brickwork from this period uses Flemish bond.

Where brick and flint are used it is often neater and more formal in appearance than is typical in the local area, with more carefully laid rows of smaller flint pebbles. Sometimes red brick is used as a material to create patterns within the flint walls, such as providing a date or diamond patterns.

There are several rendered buildings, particularly on the High Street and Market Place. This may have been done historically to hide less desirable materials, such as flint cobbles, to give a fashionable smooth stone-like appearance. Usually render is painted in neutral colours but there are some slightly brighter examples, such as blue or yellow, though none which are overly garish.

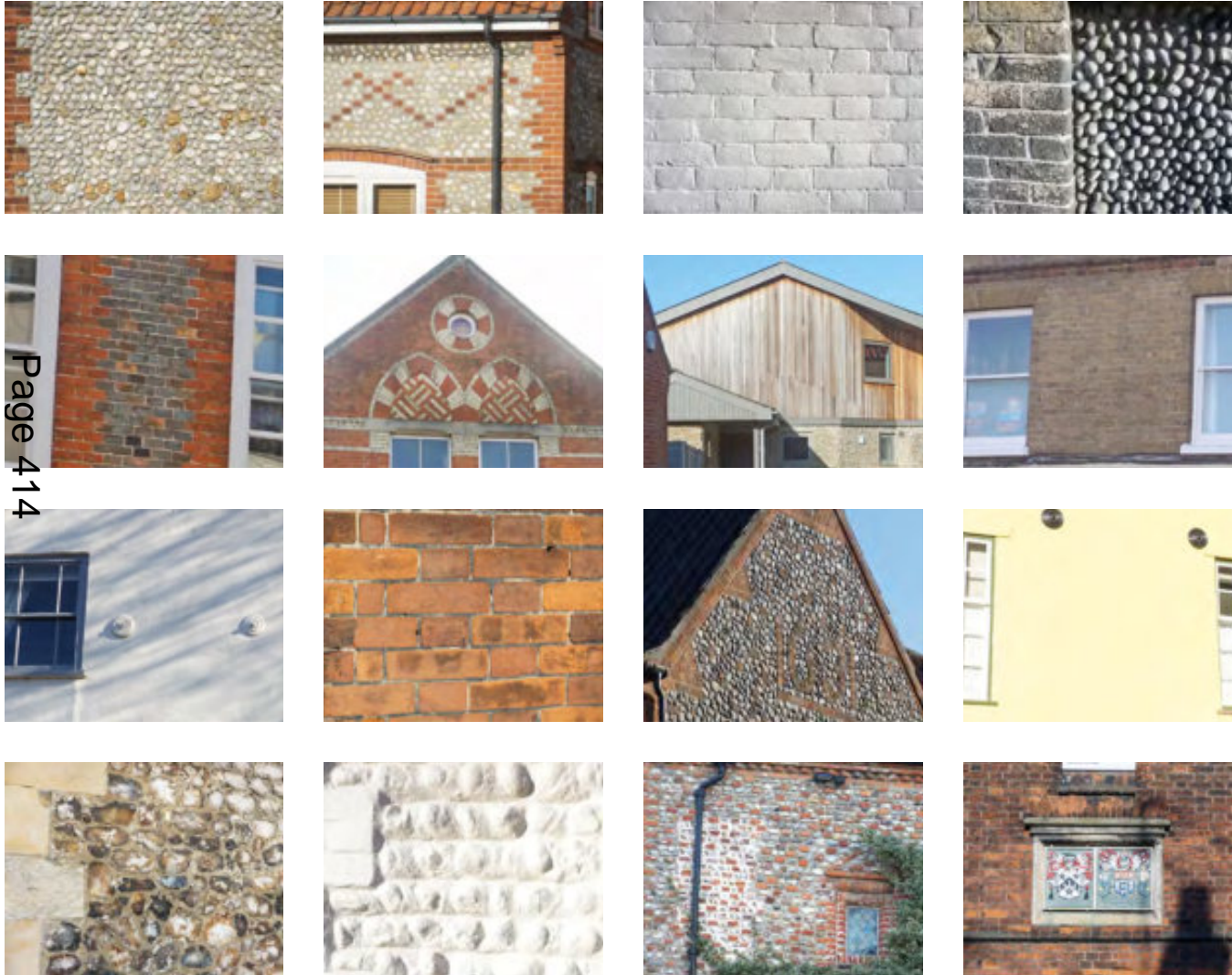
There are a small number of buildings or structures which use some stone. These are on buildings which are higher in status, such as St. Andrew's Church or the War Memorial, which reflects the higher status of these buildings through the use of an expensive non-local building material. The flintwork on the church is also unusual in the town in being knapped, again reflecting a more labour-intensive building process for this higher status building.

There are a few other unusual building materials in the town. Hung tiles are used on a small number of houses on Cromer Road which date from the early twentieth century; this reflects the Edwardian style popular at the time. Timber framing is used on a handful of buildings, such as No.15 Market Place and the rear of No.8 Fish Hill. Timber cladding has been used on a small number of twenty-first century houses, such as Morston House on Jacob's Place. This introduces an unusual material for the Conservation Area but one which has so far only been used sensitively in discreet locations.

A number of buildings within the Conservation Area have plaques with house/building names and dates inscribed in them. These are an interesting historical record and add interest to facades. These are often in stone.

Clay pantiles are the typical roofing material, with many glazed in black. Slate is also used, though to a lesser extent as it was more expensive. There are a small number of examples where slates are shaped to create a fish-scale pattern. The roof of St. Andrew's Church is mainly lead with a red tile chancel.

Walls Palette



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Roofs Palette



Plaques



4.4.2 Building Types and design

The two main types of building in Holt are commercial buildings and residential buildings. The heart of the town is comprised of the latter, which include shops, estate agents', banks, cafes, public houses, and fast food outlets. They include purpose built shops on the main streets, with converted outbuildings or new builds on lanes to the rear of the main streets.

Residential buildings are located on the surrounding streets, with houses ranging from quite large and up-market to small cottages. There are a few buildings which started life as one use and have been converted into residential use, such as chapels, stables and a school.

Other uses within the Conservation Area include Gresham's School and the local primary school, St. Andrew's Church and the Methodist Church, and a few unique uses such as the library or church hall.

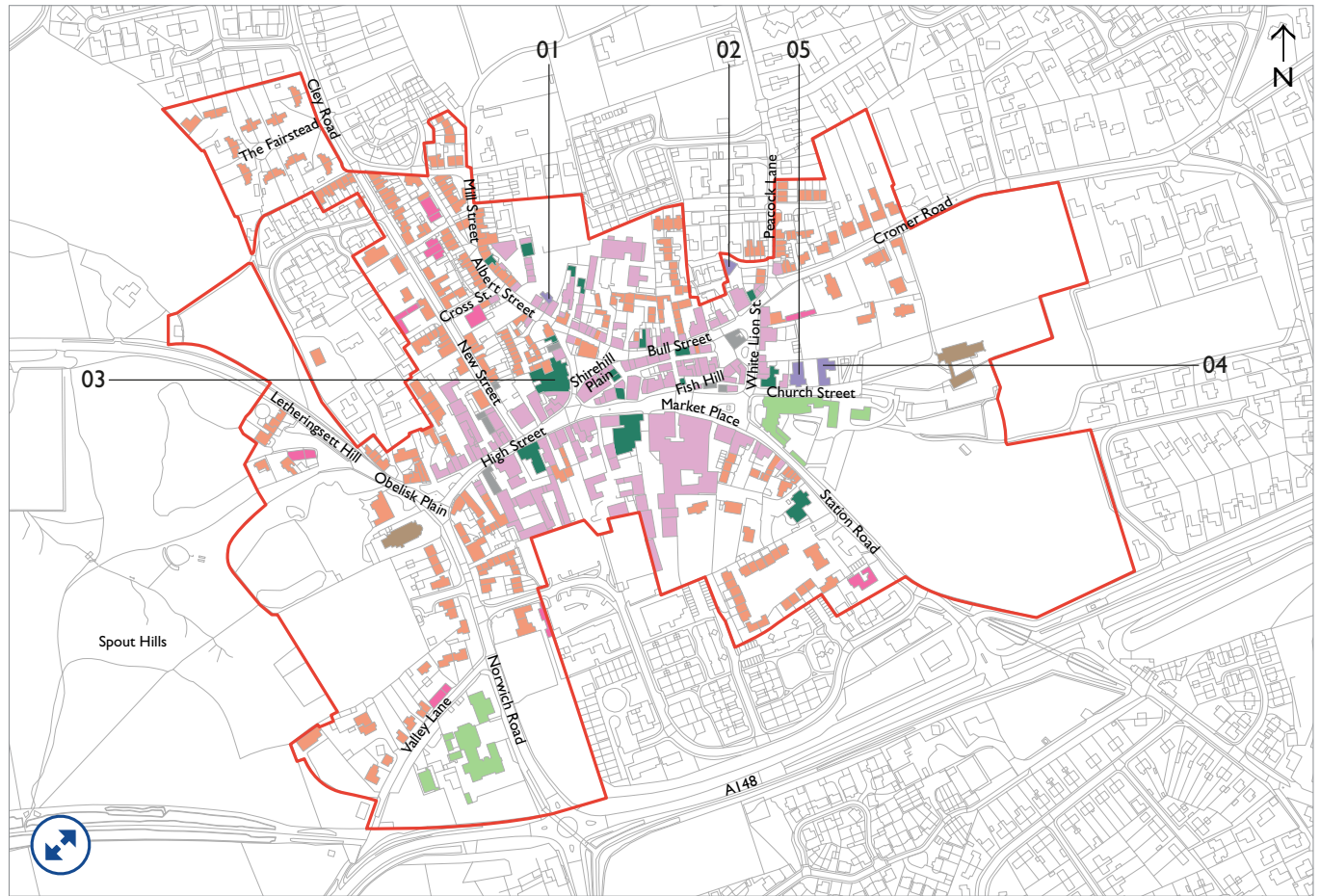
Building uses are shown on the plan adjacent and described in more detail below.

KEY

- Conservation Area Boundary
- Commercial
- Café/Public House/Restaurant/Takeaway
- Residential
- Residential: Converted
- Place of Worship
- School
- Other
- Vacant

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- 01 Public WC
- 02 Post Office Dispatch Building
- 03 Hotel as well as Café/Deli
- 04 Library
- 05 Church Hall



Plan showing types of buildings in the Holt Conservation Area © 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.

Commercial: Main Streets

Shops and businesses are located on the central streets of Holt: the High Street, Market Place, White Lion Street, Bull Street, Shirehall Plane and on numerous lanes and alleys off these. On the main streets buildings with businesses in them are usually two storeys, though some have attics denoted by dormer windows and there are a few three storey buildings. Shops are located on the ground floor, with the rooms on the upper floors either used as ancillary spaces for the shops, offices or residential use. There are a good mix of businesses, from gift shops, food shops, cafes, banks, estate agents', public houses and a few offices for firms such as solicitors.

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There are few architectural references pre-1708 in the Conservation Area. Cottages in Chapel Yard and Nos. 1, 3 and 5 Shirehall Plain (now Byfords) are thought to have survived and the 1708 fire and may date from around 1550, though the Chapel yard buildings were refaced in the Victorian period so no earlier detail is visible externally. The façade of Byfords is flint with alternate red brick headers, creating a chequer pattern; a walling technique more common on buildings earlier than the Georgian period. The original windows would have been casements but most of these have been replaced with Georgian sashes. However, two small leaded windows survive with brick surrounds that date to the sixteenth century. One has a small triangular pediment above which shows an early influence of the Classical style.



Flint and brick chequer pattern and small sixteenth century window on Byfords, Shirehall Plain

The Georgian style is prevalent on the main streets, reflected in elegant proportions to facades and sash windows. In general, these buildings have a simple traditional outline and, where space permitted, a symmetrical arrangement of the sash windows and door derived from polite architecture. The Georgian style made the entrance a focal point, though the later addition of shop fronts has eroded this feature on many buildings.

Buildings have gable end or hipped roofs with either red clay or black glazed pantiles to the roofs. Most roofs have shallow eaves but there are a few that are deeper and have dentilled or bracketed detailing. There are some black chimneys remaining but many have been lost.

Walls are either red or gault brick, or rendered and painted in subtle shades of different colours. Most render is smooth but there are a small number which have rough or pebbledash render. Occasionally brickwork has been painted. Even less frequently, flint is used, sometimes on side walls with front elevations in more polite brick, though Byfords on Shirehall Plane has a brick and flint front elevation. Detail is used sparingly but gracefully, with brick used to create string courses, quoins cornices and gauged brick lintels.



Red and brown brick to a Georgian building on the High Street, with sash windows, Classical doorcase and later inserted shop front. This building is likely to be amongst the earlier buildings to be reconstructed after the 1708 fire



Georgian building on the High Street, with painted brick and large ground floor windows instead of shop fronts



Shops on the High Street set in an elegant Georgian building



Shops in the Market Place

Windows are regularly spaced and mainly found on the upper floors (the ground floors being taken up by shop fronts) and are typically six-over-six or eight-over-eight timber sash windows painted white. Where not incorporated into shop fronts, doors are often centrally placed, with surrounds featuring Classical details such as pilasters and pediments. The doors themselves are solid timber with panels and a fanlight over.

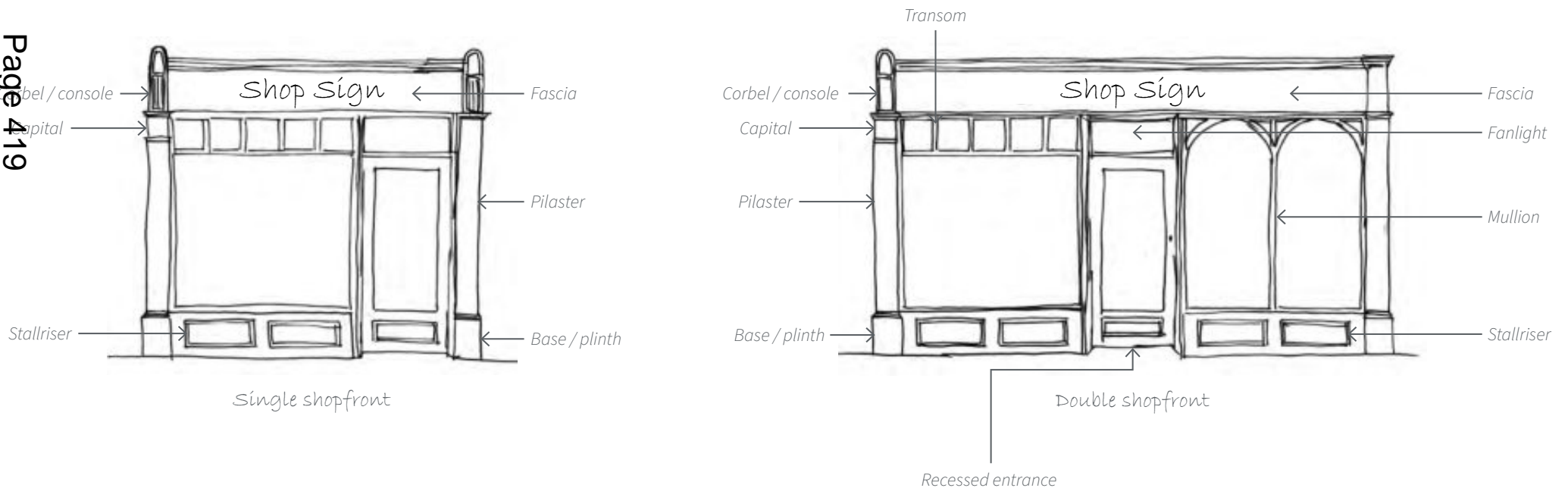
Most shop fronts are likely to have been added from the nineteenth century onwards. These are generally good quality historic or modern reproductions of traditional

shop fronts. They are built with timber frames, with either central doors or doors set to one side on smaller buildings, often set back in a recessed porch. Shop doors usually have glazing set in timber frames.

The glazing is typically surrounded by pilasters on either side, with a fascia above containing the shop sign and a stall riser below the window. Some of these can be elaborate, like the Ionic columns to Gun Hill (Nos. 11-13 Market Place), which are probably from around the 1830s (or possibly later as fashionable styles may have

taken longer to reach provincial towns like Holt). On larger shop fronts the glazing is broken up with timber mullions. Some have elegant decorative mullions creating patterned glazing. A few have elegant bay windows set either side of the door. These, plus those whose shop windows have small panes of glazing, can usually be identified as earlier examples of shop fronts from the late-eighteenth/early-nineteenth century, while those with larger panes of glazing and shop front surrounds and fascias are typically later in date. Shop fronts are painted in a variety of colours in subtle shades.

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Some businesses, such as estate agents, or public houses do not have shop fronts but instead have larger ground floor windows or, in the case of the King’s Head, a curved double bay window to draw attention to the services within the building.

There are some examples of poor shop fronts and signage which are discussed in more detail in section 7.4.

Shop signage is generally provided within the fascia boards above the shop window. Most signage within the Conservation Area is good quality (though poor quality examples are also discussed in section 7.4).

Painted lettering is the most traditional form, though

individually applied letting is also appropriate. Both methods have also been used successfully when there are no shop fronts and lettering is painted or applied directly onto the wall of the building, such as the painted lettering for the King’s Head and the applied lettering for Hayes & Storr Solicitors. The brass name plate of the solicitors firm who formerly occupied No.15 Market Place is a unique feature in the Conservation Area and a fine addition to the façade. The fascia of No.3 Market Place has an unusual pediment above the door which contains a barometer, a reminder that, historically, poor weather would have affected crops and therefore the local economy. The clock on the wall above is also an interesting historic feature.



Brass name plate for solicitors’ firm who used to occupy No. 15 Market Place

Canopies are used above some shop fronts. Retractable canvas (not a PVC type material) canopies that are flat in appearance when open and which can be rolled back so they are not visible when not in use are the most appropriate. These can be seen in some of the historic photographs in section 3. Curved Dutch canopies are less appropriate as they are not historically accurate and typically still visible when retracted.

Hanging shop signs are not common in Holt but there are a few examples set on metal brackets. These are typically quite discreet and a good alternative when there is no shop front where a fascia can be used to advertise the business. One notable example that is highly decorative is the sign for the former White Lion which has an elaborate wrought iron bracket and a painted metal sign depicting a white lion on a red shield.



Georgian Shop front with elegant bay windows. Applied lettering to the frontage is a good alternative when a fascia is not available



White Lion pub sign



The King's Head with painted lettering and hanging sign



Richard Scott Antiques on the High Street

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There are a few exceptions to the typical characteristics for commercial buildings on the main streets of the town centre. No. 33 High Street has an unusual gable end facing the street which uses patterned red and gault brick to form arches and a roundel window. It also features small pinnacles (though two of these are broken). Richard Scott Antiques, dating from the eighteenth/early-nineteenth century, is also on the High Street. It is only one and a half storeys, with a pedimented front elevation. The shop is an example of an early form of shop front where domestic style windows were used before the development of the shop front as we know it today.

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No.15 Market Place is late-Victorian or Edwardian, contrasting with the surrounding Georgian style. It is a narrow building with stone to the ground floor, forming the shop window, and half-timbering to the upper floor with a central gable. It was originally designed as a bank and similar bank buildings can be found in Cromer and Sheringham.

The former post office on the corner of Bull Street and Cromer Road dates from the Inter-War period, probably designed by the Architect's Department, Ministry of Works, and is single storey with Flemish gables at either end of the pitched roof. The windows are sashes (though with an element of adaptation over time) and the door (not original) is set in a stone architrave.

One of the Bakers and Larners shops on the south side of the Market Place appears to have been rebuilt, or part rebuilt, in 1977 according to a date stone. The date '1631' picked out in brick and flint on the side of the building is the date of the wall, which supposedly survived the 1708 fire but appears much rebuilt. It is well done in a traditional style, in brick with sash windows and a traditional timber shop front.

There are a few unsympathetic buildings from the mid-late-twentieth century which detract from the character of the Conservation Area. These are typically bland and boxy in design with little reference to their historic context. Barclays Bank is the key example. Starlings is also modern, with the upper storey rather bland, though the shop front on the ground floor is a successful modern recreation of a traditional design. There are also two single storey shops on White Lion Street/Cromer Road which are out-of-character in terms of their scale. See Section 7.3 for more details.

Some of the historic shops have extensions to the rear. In some cases, such as behind Bakers and Larners, these are quite large and have eroded the historic grain of the small lanes and alleys behind buildings. However, these extensions are generally not visible from the main streets so are not visually intrusive.



No. 33 High Street with unusual patterned brickwork



No.15 Market Place



Barclays Bank, an unsympathetic building in the Conservation Area



Starlings, a modern building with bland upper floor but good quality reproduction shop front on the ground floor



Section of Bakers and Larners on the Market Place, rebuilt in 1977



The former post office

Shop Fronts



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Shop Fronts (cont.)



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Shop Fronts (cont.)



Commercial: Lanes and Alleys

On the lanes between the Market Place and Gunn Hill (e.g. Fish Hill), as well as on Shirehall Plane leading onto Albert street, there are more shops. These have similar characteristics as those on the main streets but are typically smaller in scale.

However, on the yards leading off the main streets, retail spaces have been created within existing outbuildings, which are again smaller in scale than the commercial buildings on the main streets. Chapel Yard and Hooper's Yard are two examples. In both vernacular buildings, such as stores and outbuildings have been converted with the sensitive addition of doors and windows. Typically, these do not have tradition shop fronts, though a few are used in Chapel Yard. These buildings are constructed in red brick and flint.

Alternatively, such as in the case of Appleyard or Franklyn's Yard, new buildings have been constructed for retail use. Usually these are traditional in design, utilising red brick and flint, with some render, to reflect the typical materials of the historic buildings to the rear of the main streets.



Small shops on Gunn Hill



Historic buildings converted into shops on Chapel Yard



Converted outbuildings on Hooper's Yard



Modern shops on Appleyard



Modern shops on Franklyn's Yard

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Residential

Houses (including those converted to holiday lets) are mainly located on the streets leading out of the town centre. There is the very occasional residence set between shops on the main streets but these are few and far between. Houses closer to the town centre were constructed as part of the eighteenth century rebuild of the town after the 1708 fire, so are Georgian in style, while further out there are some Victorian and Edwardian houses, as well as some modern houses.

Most of the Georgian houses share similar characteristics to the commercial buildings in the town centre, except without added shop fronts: they are typically two storey, sometimes with attic dormers, with pitched or hipped pantile roofs, in brick or render, with sash windows and Classical doorcases. Usually they are set in short terraces, with few being fully detached. Most are around three bays wide, though there are some smaller examples and some larger. One of the largest is Hill House on Letheringsett Hill, which is a detached house set behind a high flint and brick wall. The red brick building is five bays wide and has larger proportions than most houses in the town.

Larger Georgian Houses



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Larger Georgian Houses (cont.)



There are smaller eighteenth century houses located on side streets and yards behind the main streets. These are either converted historic buildings or small modern housing developments. They have similar architectural details but are smaller in proportion and have a more vernacular character, for example using flint instead of brick and having casement windows instead of sashes. There are a small number of cases where interesting metal framed window with Gothic tracery are used on these cottages, such as on Station Road.

Nos. 5-19 Albert Street are a slightly unusual example of a coherently designed terrace of early-nineteenth century houses, with neat small flint pebbles used as the main wall material. They have a regular rhythm of blind and sash windows, with timber doors with the upper third glazed (though some of these have been replaced). Another apparently planned terrace of houses, possible built as almshouses, are located off New Street. The houses feature unusual and attractive ogee shaped architraves.

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Smaller Georgian Houses



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A few Victorian cottages can be found towards the edges of the Conservation Area and on Weston Square, an in-fill development off Albert Street. These are generally small in scale, sometimes set in short terraced rows. They are red brick or a mixture of red brick and flint. They also had sash or casement windows, though often have been replaced with uPVC. Victorian sash windows typically had fewer glazing bars than the multi-paned Georgian sash windows, so one-over-one or two-over-two panes were usual.



Victorian cottages from 1882 on Weston Square



Victorian cottages on New Street



Victorian cottages on Cromer Road

There are also a small number of Edwardian buildings in the Conservation Area. These demonstrate some characteristics of the Arts and Crafts style, with asymmetrical facades, hung tiles and bay windows, though Georgian/Victorian features also still remain such as sash windows and timber panelled doors. The Fairstead is an unusual example of a small planned estate in the town, dating from c1921. These are a series of semi-detached houses in brick and flint, with sweeping pantile roofs. Diamond and zig-zag details are picked out in brick amongst the flintwork. The houses have a main range with recessed side wings. They are set on a cul-de-sac with generous front and rear gardens, which reflect the principles of the Garden City movement.



Edwardian houses off Peacock Lane



Houses on The Fairstead



Edwardian house on Cromer Road

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Modern housing from the mid-late twentieth century and the twenty-first century have been constructed on gap or in-fill sites within the Conservation Area. There are several on Norwich Road and Valley Lane, Jacob's Place, Norman Cockaday Court, the Beeches and a few individual or small groups of houses interspersed throughout the town.

Small housing developments from the twentieth century are traditional in design, replicating Georgian or Victorian features, such as Classical doorcases or casement windows, to help blend in with the townscape. Often though the designs lack the interesting detailing of the original historic buildings in the town. Nonetheless these buildings are inoffensive and do not harm the character of the Conservation Area. Newer housing is more modern in style, with relatively sleek lines. Traditional materials are used, such as flint and brick, but these are combined with other materials such as timber cladding, glazing and grey framed windows to complement the character of the Conservation Area but also contribute to the varied detailing and evolution of styles within the town.



Twentieth century housing on Norwich Road



Twentieth century housing on Norman Cockaday Court



Morston House on Jacob's Place



Residential Conversions

There are a few buildings which have been converted from their original use to become houses. On Valley Lane is a converted barn; evidence of the rural activities which took place on the peripheries of the town in the past. The barn is a typical two storey structure of flint with red brick dressings. It features a central opening, now filled in with rather heavy handed glazing, which once formed the large door opening to the threshing floor within. Brick ventilation panels either side are evidence of the air circulation needed to keep grain well ventilated. The house still retains its agricultural appearance and is an common building within Holt.

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There are a few examples of outbuildings or stables that have been converted into residential use, such as behind the former White Lion public house and behind Nos. 41-43 Norwich Road. These are marked on the Building Types plan, though there may be more which were not publicly visible during the survey. These buildings have the same agricultural feel as the barn above, retaining their smaller scale and vernacular design. Windows and doors have generally been inserted sensitively, sometimes using stable style doors.

On Station Road is the former police station. It is a red brick building, part rendered on the side elevation, and domestic in character so very suitable for adaptation to residential use. There are two simple arched doorways and several sash windows on the south façade.

On Albert Street is the former Corn Hall; in fact, until the early-twentieth century Albert Street was known as Corn Hall Street. Before this, the building had been called Oddfellows' Hall and may have started life as a Calvinist Chapel. As a corn hall it would have been a place for merchants to trade grain. No.33 Albert Street appears to have been the entrance to the hall, though was converted to residential use earlier than the hall itself, which until recently was an antiques warehouse. The south end of No. 33 has an impressive frontage with a gabled end and patterned red and gault brick. Six arched openings form elegant windows and a central entrance. The hall behind is simpler in design, with a taller height and tall windows to light the space. This part of the building uses flint with gault brick dressings. A domestic door and porch have been added to the east façade.



Converted barn on Valley Lane



Converted outbuildings/stables off New Street



Converted outbuilding on Lees Yard



Converted Police Station on Station Road



Converted Corn Hall on Albert Street

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Places of Worship

St. Andrew's Church is the principle place of worship in the town. It dates from the fourteenth century, though much restored in the 1860s, it displays typical characteristics of medieval churches. The square town is buttressed, with pointed arched main door and traceried windows. The side aisles, clerestory and east end also feature traceried, stained glass windows. The church uses the local material of flint but this is embellished with limestone dressings. The church is a landmark building within the town.

To the south is a modern meeting room extension, built in 2013 and used for events exhibitions and school/ community groups. The structure is connected to the church with a glazed walkway. The main part of the

extension has a dramatic sweeping curve to the roof which is an interesting feature in views from the south. The use of flint and stone for the construction material complements the materiality of the church, as does the grey metal clad roof which mirrors the colouring of the lead roof of the church.

Holt Methodist Church is another landmark building in the town, set at the west end of the High Street as a prominent focal point on Obelisk Plain. The church was built in 1862 by Thomas Jekyll of Norwich in the Gothic Revival style. The eastern apse faces the road, with a distinctive hexagonal design and hexagonal turret beyond. The building uses knapped flint, with extensive gault and red brick decorative details, with stone for window tracery, to create a lively polychrome appearance.

On New Street the former Wesleyan Chapel, dating from 1838, has been sensitively converted into a house. The solid looking building takes the form of a large hall rather than a church with nave, aisles and chancel. It is two storeys, in gault brick with flint to the side and rear elevations. The Georgian style is utilised, with pilasters flanking the main elevation and a grand Classical doorcase. Brick is used to create details such as hood moulds and string courses. Two plaques on the front elevation state: 'Wesleyan Chapel 1838' and 'Built 1838 Restored 1893'. The windows on the main façade are arched and feature leaded stained glass.

Another former chapel, now converted to shops, sits on Albert Street, at the entrance to Chapel Yard. Its façade facing the street has a gable end with two tall windows, though part filled in, and a shop front inserted where the door used to be. Its polychrome brickwork is similar to other chapels/halls of the period in Holt (i.e. the Methodist Church and Oddfellows Hall).



St. Andrew's Church



Extension to St. Andrew's Church

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Methodist Church



Converted Wesleyan Chapel on New Street



Former chapel converted to shops on Albert Street



Schools

There are two schools currently functioning in Holt. Gresham's School was historically located in what is now known as the Old School House at the east end of the Market Place. The main school has now moved out to other buildings on Cromer Road but the Old School House now houses the preparatory school and nursery. The building was constructed in 1858 by Suter. The design is a mock-Elizabethan style, reflecting the sixteenth century manor house formerly on the site. It is in brick with a strong red colour, with moulded brick to pick out details such as hood moulds. The building is H-shaped in plan, with projecting gable ends flanking the central range facing the Market Place. Tall chimneys are a feature of the roofline. There are timber casement windows and a large stone door in a Gothic style on the south elevation. The building is a prominent one in the town and forms a landmark focal point at the end of the Market Place.

The Primary School on Norwich Road was built in 1928. The red brick building is typical in design for local school buildings of the period. It is single storey, though the storey height is tall, with tall windows. The main façade to the south features four gables, two of which contain buff terracotta date stones. The main entrance on the east side has a large double timber door with a carved stone surround, with scrolled pediment.

Until 1928 the primary school was located on New Road. This building has since been converted into a house but is still recognisable as a school. The building is single storey but now with the roof converted for use. There is a projecting range to the west with tall windows and French doors, denoting where the hall was located. The roof also features a small cupola and bellcote.



The Old School House



Holt Primary School



Former Country Primary School on New Road

Other

There are a few buildings with unique uses within the Conservation Area.

The library is located on Church Street, housed in the former stables of Wansbeck House on White Lion Street, built c.1800. It is a rare example in Holt of a building with an Italianate influence in the design. This is one and a half storeys, with the upper floor being denoted by semi-circular windows and blind semi-circular recesses. There is also a first floor door on the south side, indicating a taking-in door for hay. The ground floor has some rectangular windows and some with arched heads, as well as an arched central doorway. The principal elevations to the north, south and east are in neat flint pebbles with gault brick dressings, indicating a building of some status despite its ancillary use, while the rear (west) elevation is a more basic red brick and flint construction.



Holt Library



The Church Hall



Sorting Office

The Church Hall is adjacent to the library and dates from the early-twentieth century. It has a red brick single storey element adjacent to the road with a parapet that curves to step down at either end. The hall behind is visible as a gable end with large semi-circular window.

Behind the former post office is a Sorting Office, built in the Inter-War period. It has a pared back design with metal framed multi-paned windows and a curved north elevation. Though plain, it is one of the few Inter-War buildings in the town.

Windows



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Windows (cont.)



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Doors



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Doors (cont.)

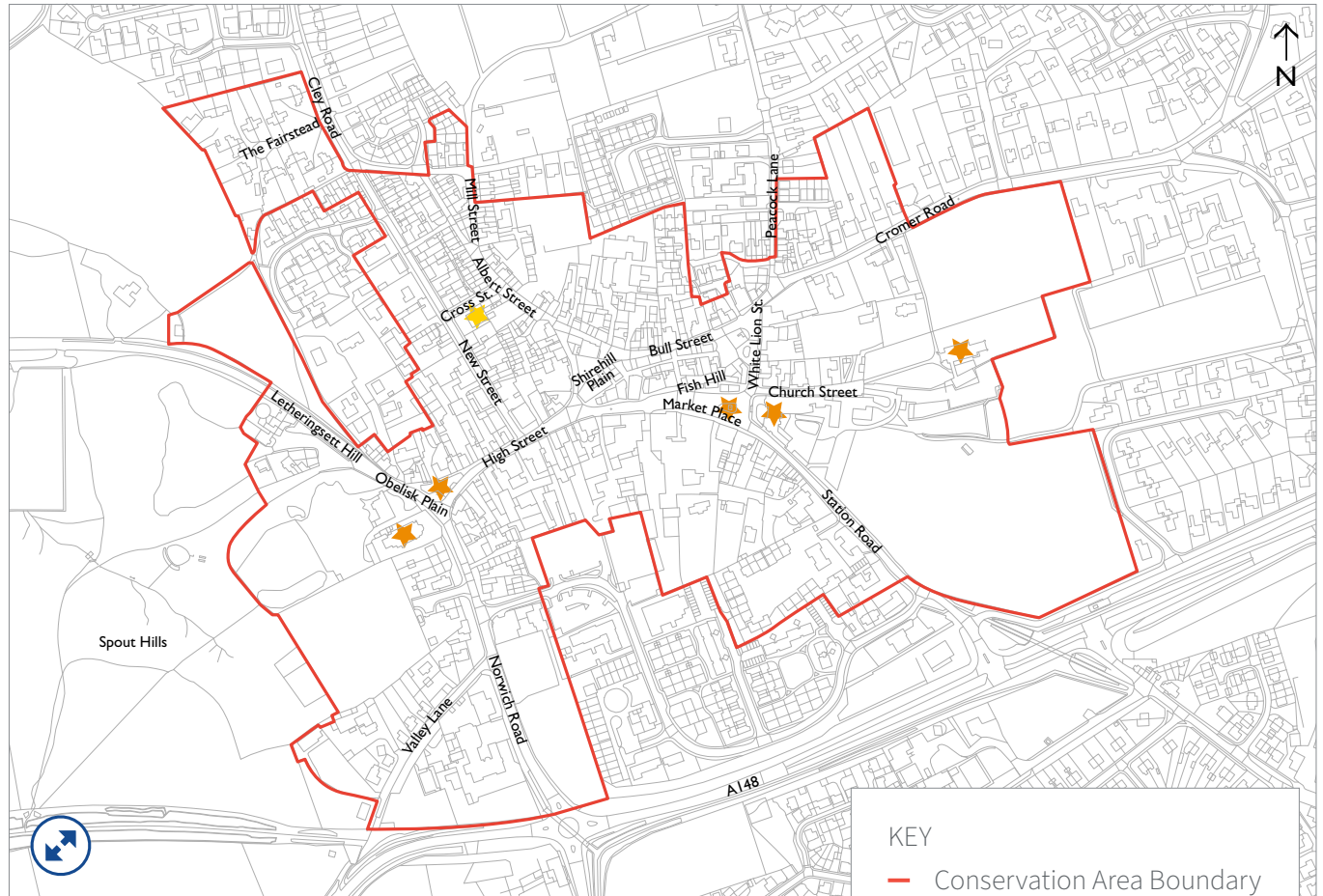


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Doors (cont.)



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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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[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Holt Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual 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.

There are many listed buildings within the Conservation Area. The listed buildings are comprised almost entirely of Grade II listings, including houses, shops, hotels and public houses. The only Grade II* listed building is that of St Andrew's Church.

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

The location of Listed Buildings is shown on page 97 and listed in detail in the heritage asset audit at [Appendix C](#).

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 decisions, but which are not formally designated.¹⁶ 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 strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). 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, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

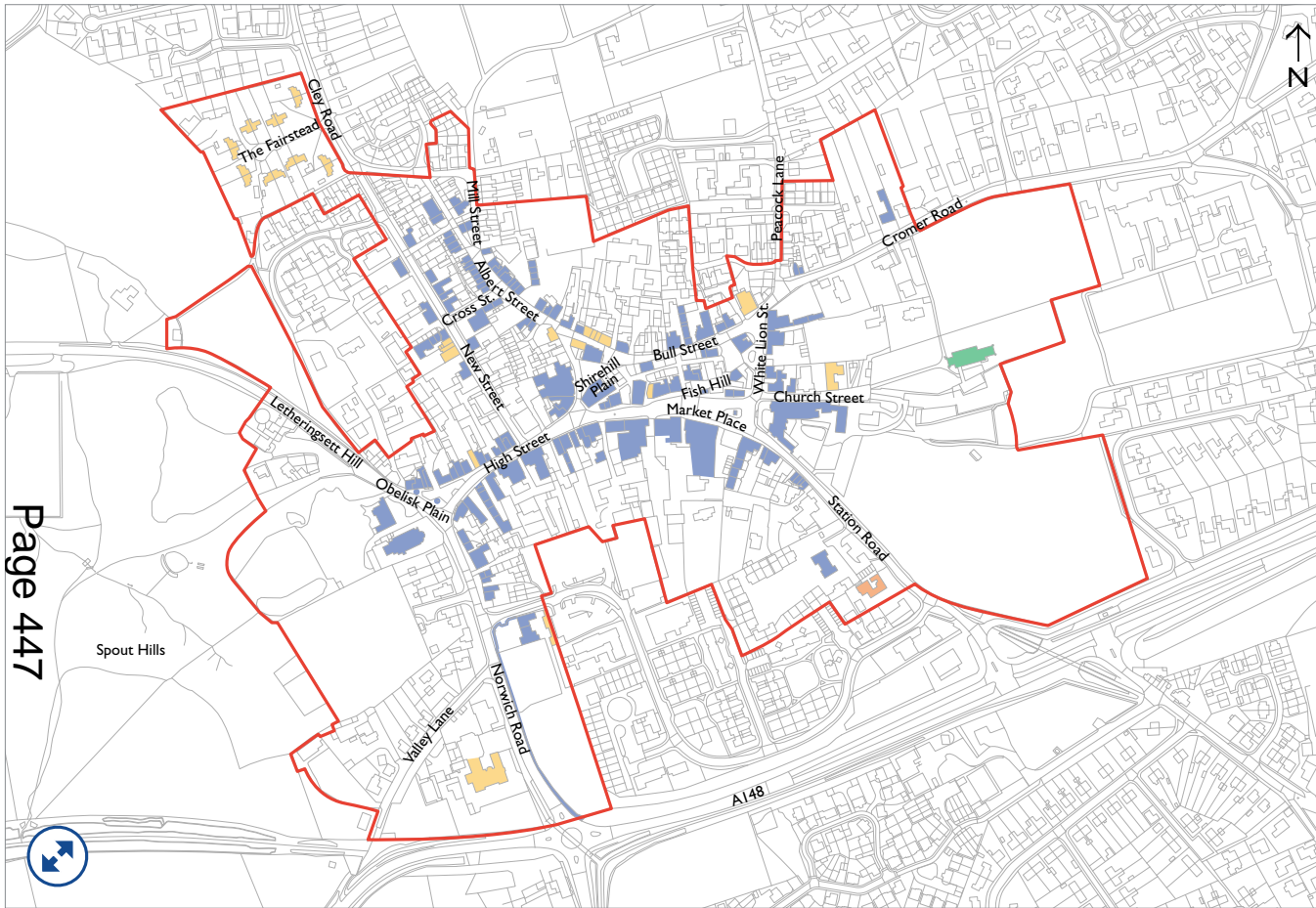
There are already several Locally Listed Buildings within Holt:

- 5-11 Albert Street;
- 13 Albert Street;
- Post Office, corner of Cromer Road and Bull Road;
- Eight houses on The Fairstead, off New Street;
- 30 High Street (Richard Scott Antiques);
- 15 Market Place;
- 13-15 New Street;
- Old Stables at 41-43 Norwich Road;
- Shire House; and
- Holt Community Primary School.

Further buildings within Holt have been examined against NNDC's criteria. The existing Locally Listed Buildings and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). 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.



KEY

- Conservation Area Boundary
- Grade II*
- Grade II
- Locally Listed
- Proposed Locally Listed

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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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. ¹⁷

The large parish of Holt is situated south of the coastal parishes of Salthouse and Kelling. The name derives from the Old English or Old Norse for a wood or thicket. The settlement was well established long before the Norman Conquest in 1066, with land ownership and productive resources recorded in the Domesday Book of 1086.

The earliest evidence of human activity recorded within the parish dates to the Neolithic period with flint axeheads (NHER 6194 and 6222), some of which are polished (NHER 6482, 24786 and 40766). A Bronze Age round barrow (NHER 6843) can be seen on heathland in Holt Country Park. This was excavated in 1934 but no finds or features were recorded. It measures seven metres in diameter and is about 60cm high. Ring ditches (NHER 6194 and 18103) have also been identified through aerial photography of the area. Finds dating to the Bronze Age include a copper alloy palstave (NHER 6484), a rapier (NHER 32037) and pottery fragments (NHER 11155).

Roman activity has been evidenced by pottery fragments (NHER 11933, 15024), coins (NHER 15024, 18103, 31352, 32037) and brooches (NHER 18103, 28638, 28656), though no structural remains have ever been found.

Metal detecting recovered a number of Saxon brooches within the north of the parish, revealing the site of an Early Saxon inhumation cemetery (NHER 31172). Roman coins, medieval and post-medieval finds have also been found on the site. Other Saxon finds include a harness mount (NHER 18103), brooches (NHER 28656 and 32037) and a strap fitting (NHER 32037).

Buildings dating to the medieval period include St. Andrew's Church (NHER 6488), which was mostly rebuilt in the nineteenth century though retains its medieval core, and the old medieval manor house at the site of Hall Cottages (NHER 6488). Further medieval finds include pottery and coins.

The earliest post-medieval buildings can be found in Chapel Yard, Nos. 3 – 6 (NHER 15150). These cottages, now shops have nineteenth century exteriors but restoration work revealed an original basic structure of about 1550. The cottages are thought to be the oldest surviving structures within the town, much of which was destroyed by fire in the eighteenth century.

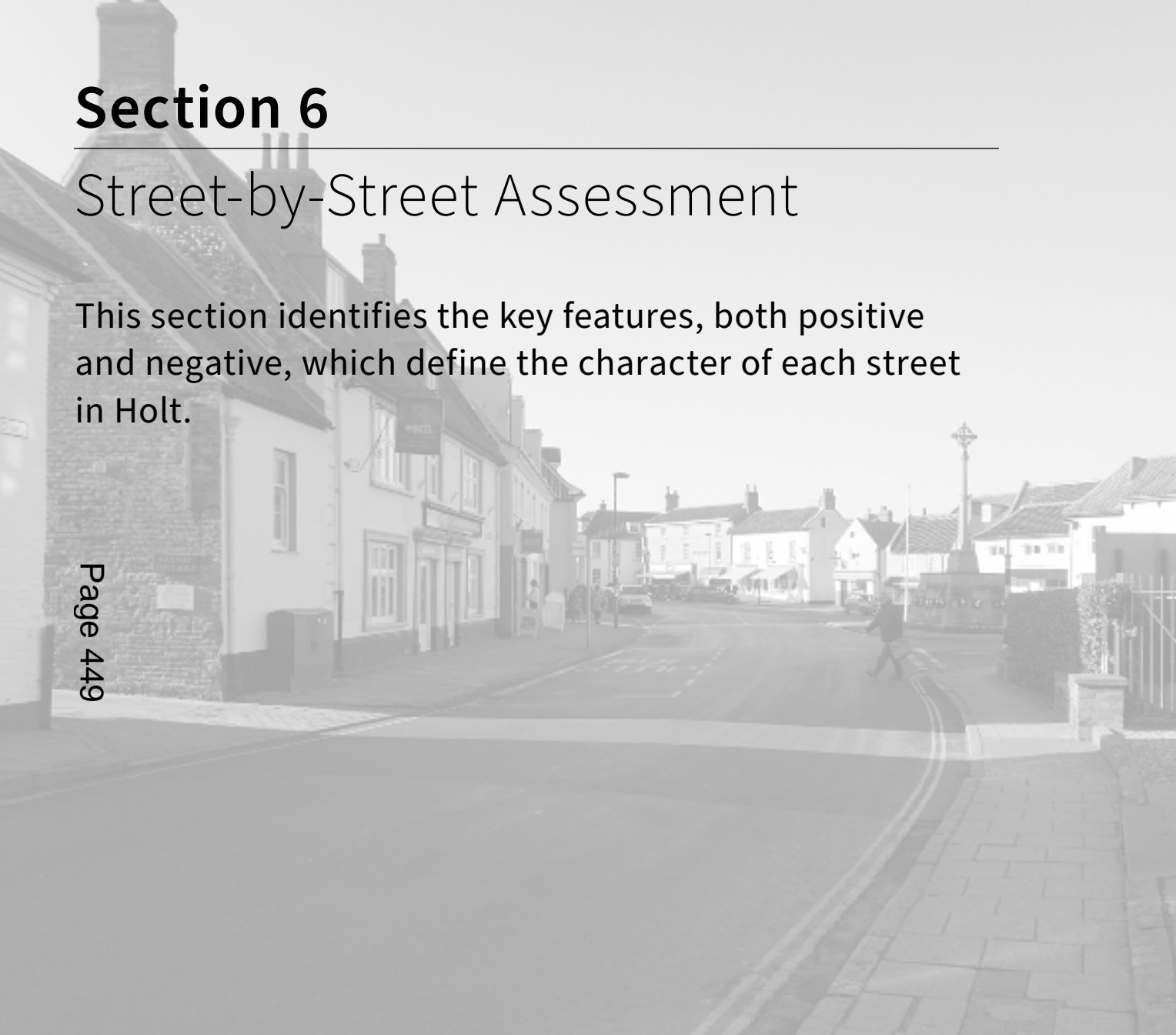


Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Holt.

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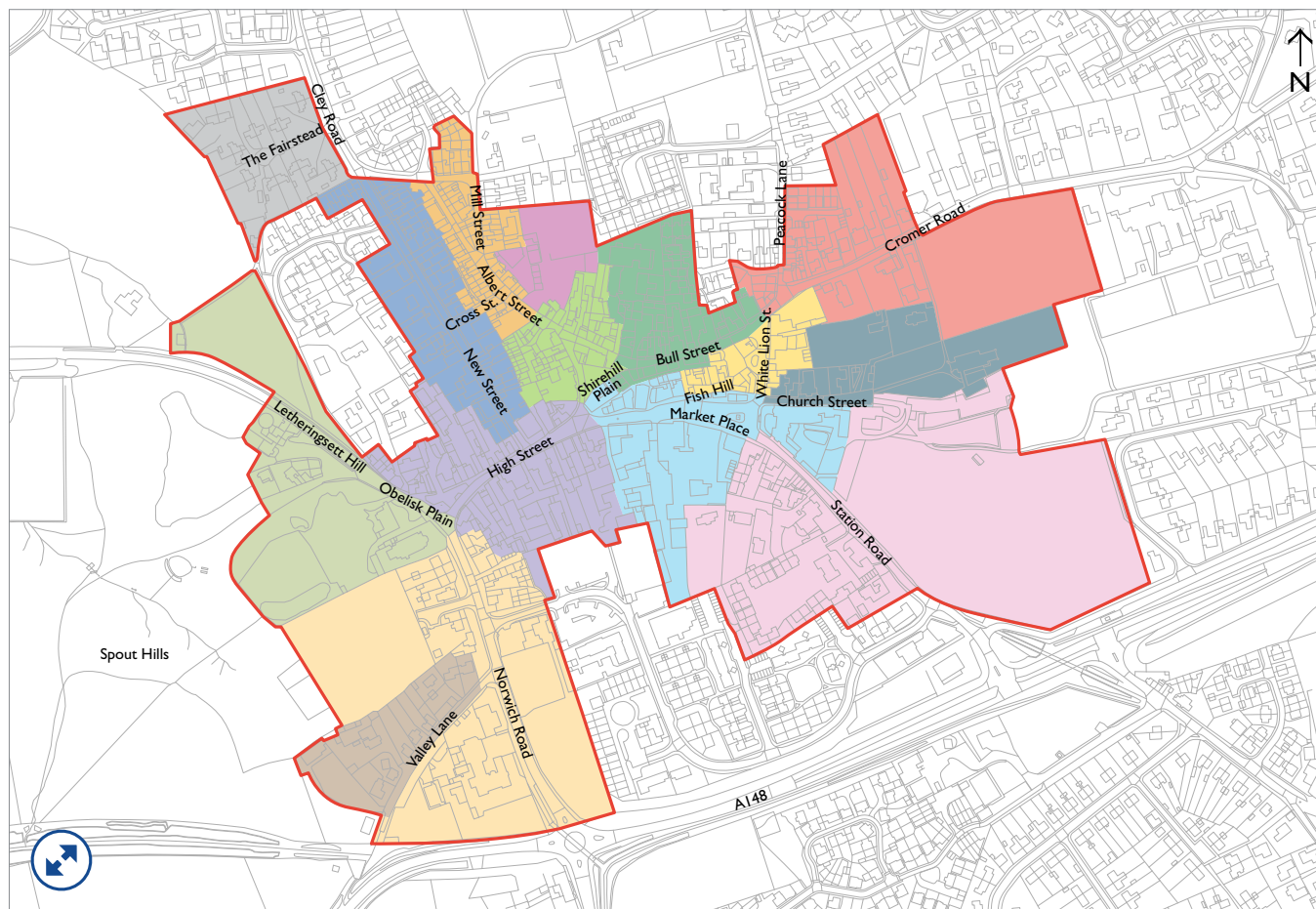
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- [4 Bull Street](#)
- [5 White Lion Street and Fish Hill](#)
- [6 Cromer Road and Peacock Lane](#)
- [7 Church Street](#)
- [8 Station Road](#)
- [9 Norwich Road](#)
- [10 Valley Lane](#)
- [11 Letheringsett Hill](#)
- [12 New Street](#)
- [13 The Fairstead](#)
- [14 Albert Street and Mill Street](#)
- [15 Chapel Yard](#)

6 Street-by-Street Assessment

Each of Holt's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



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KEY	
— Conservation Area Boundary	■ Church Street
■ High Street	■ Station Road
■ Market Place	■ Norwich Road
■ Shirehall Plain, Chapel Yard and Weston Square	■ Valley Lane
■ Bull Street	■ Letheringsett Hill
■ New Street	■ The Fairstead
■ White Lion Street and Fish Hill	■ Albert Street and Mill Street
■ Cromer Road and Peacock Lane	■ Chapel Yard



1. HIGH STREET

Traditional High Street lined with shops and the King's Head public house, with road widening at either end to the Market Place and Obelisk Plain. Most built in the eighteenth century in the Georgian style.



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Defining Features

- Shop lined street
- Buildings predominantly in the Georgian style
- Street narrows in the centre but widens at the east and west ends for the Market Place and Obelisk Plain
- The obelisk and fountain/lamppost, plus the Methodist Church as key focal points at the west end of the street
- Mainly two to three storey buildings
- Buildings mainly red or gault brick or rendered
- Traditional style wooden shop fronts, some historic and some good quality modern replicas
- Good level of survival of historic timber sash windows and timber doors
- Yards/alleys lead off the street, which feature modern and historic houses and shops, the principal ones being: the modern Appleyard and Feather's Yard to the south and Lion House Court to the north for shops; Jacob's Place for good quality modern housing and historic buildings adapted for residential. There are also other smaller yards.
- Holt Town sign outside Barclays Bank

Key Issues

- Intrusive building at No. 16 High Street (Barclays Bank) which is a poor example of late-twentieth century architecture
- Uninspiring public realm to the forecourt of Barclays Bank and on Obelisk Plain
- Predominance of car parking around Obelisk Plain
- Road signage and street lighting in utilitarian designs which often impact the setting of historic buildings and features
- Very busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Large vehicles often block the roads or create blind spots
- Car parking on the side of the road enforces the car dominated appearance of the road
- Some examples of timber windows having been replaced with inappropriate uPVC
- Bland building of No. 12-14 High Street (Starlings), though the replica shop front is good quality



1. HIGH STREET (CONT.)

- Poor quality shop front to Nos. 40-42 High Street (Kings & Barnhams) with inappropriate printed fascia sign and overly large windows
- Unsympathetic printed fascia panel to No. 28 High Street (Bakers and Larners Home Furnishing Centre). The modern ground floor shop front is also uninspiring.
- Unsympathetic printed fascia panel to No.7 High Street, though shop front is otherwise good quality.
- Boundary wall between Nos. 33 and 37 is in poor condition
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- No. 16 High Street (Barclays Bank) could be replaced with a high-quality building that better responds to the historic context in which it sits.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Repair boundary wall between Nos. 33 and 37 using appropriate conservation materials and techniques.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- High-quality, co-ordinated public realm schemes at Obelisk Plain and outside Barclays Bank would improve the streetscape.
- Better quality signage for the shops at Nos. 40-42 and No. 28, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Alternatively, the shop fronts could be replaced with ones of a more sympathetic design.
- Better quality signage for No. 7 High Street, such as painted or individually applied lettering, would improve the appearance of the shop front.

Listed Buildings

Grade II

- 52 High Street
- 50 High Street
- 48 High Street
- 46 High Street
- Signpost
- Milestone
- 38, 40 and 42 High Street
- 34 and 36 High Street
- 26 and 28 High Street
- 24 High Street
- 20 and 22 High Street
- 18 High Street
- 6 and 8 High Street
- 2 and 4 High Street
- Lloyds Bank (1, 3 and 5) High Street
- 7, 9 and 11 High Street
- 13 and 15 High Street
- Kings Head Public House
- 21 and 23 High Street
- 27 and 29 High Street
- 33 High Street
- High Silver
- 39 High Street

Locally Listed Buildings

- 30 High Street (Richard Scott Antiques)



2. MARKET PLACE

Former market place, in the form of a wide, triangular space lined with shops on all sides, with most buildings dating from the eighteenth century rebuilding of the town. Old School House and War Memorial at the eastern end are focal features.



Defining Features

- Wide, open central market space
- Open feel
- Shops set back from roadside on the north side, with several lanes and alleys leading off to Fish Hill and Gun Hill
- Yards off the south side of the street, such as Custance Court and Baker's Yard, generally of lesser quality than those elsewhere in the Conservation Area
- Prominent War Memorial at the east end
- Old School House is a focal building in the streetscape
- Mix of red brick, painted brick and render
- Red clay and black glazed pantile roofs
- Georgian influence in most buildings
- Traditional style wooden shop fronts, some historic and some good quality modern replicas

Key Issues

- Uninspiring public realm features
- Road signage and street lighting in utilitarian designs which often impact the setting of historic buildings and features
- War Memorial rather marooned on a traffic island
- Busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Car parking on both the sides of the road enforces the car dominated appearance of the road
- Some examples of timber windows having been replaced with inappropriate uPVC, plus uncomfortably tall added dormers on Nos. 16-22 and conservatory style entrance into Bakers and Larners from Custance Court
- Poor quality shop fronts, signage or printed fascia panels to:
 - No. 17, Siddalls
 - No. 25, Nelson Fires 4 U (shop front also inappropriate)



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2. MARKET PLACE (CONT.)

- No. 35, Digital Phone Company
- No. 18, vacant (shop front also inappropriate)
- No. 20, Tilley & Grace
- No. 31, vacant (shop front also inappropriate)
- Some examples of unsympathetic Dutch canopies, such as at No. 27 which are situated in ungainly timber boxings
- No. 31 was vacant at the time of survey in 2020. This is a poorly altered building which has lost almost all of its historic character, except for the pantile roof
- No. 18 was vacant at the time of survey
- No. 33 was also vacant at the time of survey but appeared to be undergoing renovation
- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.
- Dutch canopies could be replaced with retractable canvas canopies.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

Listed Buildings

Grade II

- 1 Market Place
- 3 and 3a Market Place
- 5 Market Place
- 11 and 13 Market Place
- 17 Market Place
- 19 and 21 Market Place
- 23 Market Place
- 27 Market Place
- 31 and 33 Market Place
- 35 Market Place
- 2 Market Place
- 8 Market Place
- 10 Market Place
- 12 Market Place
- 14 Market Place
- Feather's Hotel
- The Schoolhouse
- Holt War Memorial
- Fighting Henry Public House (now No. 2 Station Road)

Locally Listed Buildings

- 15 Market Place



3. SHIREHALL PLAIN

Triangular road layout around central buildings, one of which was formerly the Shirehall. Shops and cafes located in the surrounding buildings. Franklyn's Yard leads off to the north while Weston Square is set behind Shirehall Plain to the west.



Defining Features

- Triangular road layout with central buildings
- Byfords delicatessen and tea rooms prominent. This is one of the only buildings which has visible remains of pre-1708 fabric, including the brick and flint walls and brick window surrounds
- Other buildings usually have Georgian influences, though some small buildings on the north side in particular have a more cottage-like appearance
- Some very good quality shop fronts, e.g. Byfords, No. 9 and No. 13
- Mix of red brick, flint and render
- Red clay and black glazed pantiles
- Some activity created in the street through the outdoor tables at Byfords and greenery supplied by the front gardens at No. 2
- Wider open feel to the south and east, with enclosed feel along the northern edge and into Albert Street

- Franklyn's Yard a small modern retail yard which is well-kept
- Weston Square a small enclosed square of flint and brick cottages dating from 1882, with cottage-like character

Key Issues

- Busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Car parking detracts from the appearance of the square and enforces the car dominated appearance
- Uninspiring public realm features with interpretation sign board in poor condition and bench marooned amongst car parking area
- Some examples of timber windows having been replaced with inappropriate uPVC
- Unsympathetic printed fascia panels to No. 2, Baby O, No.11, Holt Fish Bar, and No. 5, Your Hospice Shop



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3. SHIREHALL PLAIN (CONT.)

- Unsympathetic shop front to the former Shirehall
- Unattractive rear elevation to the former Shirehall, with multiple downpipes
- No. 9 was vacant at the time of survey
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.

Listed Buildings

Grade II

- The Shirehall
- 1, 3 and 5 Shirehall Plain
- Osokozi
- 1 and 3 Albert Street
- 4 Albert Street
- Greenways (No. 1)
- 3 Bull Street

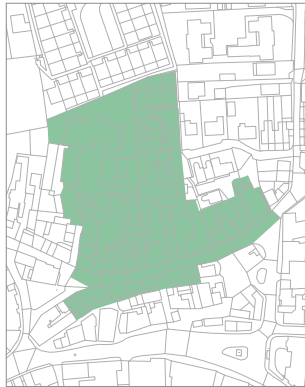
Locally Listed Buildings

- 5-11 Albert Street
- 13 Albert Street
- Shire House



4. BULL STREET

Narrow street lined with shops and buildings that face on to one another in very close quarters. A mixture of flint cottages, red brick and rendered buildings of varying size. Hooper's Yard, Lees Yard, Bull Close and Norman Cockaday Court lead off to the north.



Defining Features

- Narrow street lined with shops, residential, office and cafes/fast food outlets
- Enclosed feeling
- Views to Shirehall Plain to the west
- Varying styles of architecture, some Georgian in style and some more vernacular in appearance
- Two to three storeys, with generally a lower roof line than buildings on the Market Place and High Street
- Mixture of red brick, flint, render and painted brickwork/flint
- Red clay or black glazed pantile roofs
- Hooper's Yard a narrow enclosed courtyard, with buildings converted into shops and café, with good landscaping and planting
- Lees Yard is one of the larger yards in the town, with houses and converted outbuildings for shops and residences

- Bull Close has houses and outbuildings converted to residential use
- Norman Cockaday Court is a modern housing development using a traditional style and brick and flint materials
- Pleasant alley of Gun Hill leads off to the south

Key Issues

- Limited of pavement means space is tight for pedestrians when cars come down the street
- Car parking at the side of the street creates a congested feel and a car dominated visual appearance
- Basic tarmac surfacing and street markings
- Some examples of inappropriate replacement uPVC windows
- Some excessive temporary signage, such as flags and banners
- Walls of Praise Cottage in poor condition



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4. BULL STREET (CONT.)

- Some visible satellite dishes
- Projecting modern shop fronts at Nos. 31, Taste of India, and 33, Isobel's, are somewhat out-of-character
- Inappropriate Dutch canopies to No. 31, Taste of India
- Printed fascia panel and noticeboard at No. 8, P & S Butchers, are unsympathetic
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Temporary signage and banners should be avoided
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.
- Satellite dishes should be located on elevations not visible from the public highway.
- Dutch canopies could be replaced with retractable canvas canopies.
- Repairs and redecoration should be undertaken to Praze Cottage to improve its visual appearance and long term condition
- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.

Listed Buildings

Grade II

- 27 Bull Street
- 37 Bull Street
- 39 Bull Street
- 45 and 47 Bull Street
- 49 and 49a Bull Street
- 8 Bull Street
- Hanworth House
- Praze Cottage (No. 24)

Locally Listed Buildings

None

Recommendations and Opportunities for Enhancement

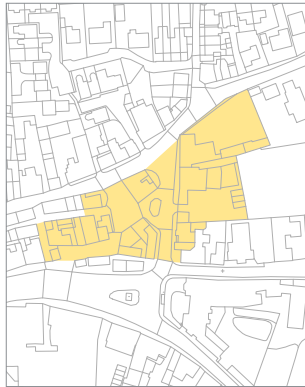
Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.



5. WHITE LION STREET AND FISH HILL

White Lion Street is a wide road connecting Cromer Road with the Market Place. Bull Street and the lanes and car park of Fish Hill leading off to the west. The former post is also included in this area.



Defining Features

- Wide road of White Lion Street, with sweeping curve entering the town centre from Cromer Road
- Former White Lion Inn with historic hanging sign board is a key building on the east side
- Janaway and Nelson House are very well preserved and presented Georgian buildings on the east side
- No. 8 Fish Hill sits on its own between White Lion Street, Bull Street and Fish Hill
- Fish Hill forms a square to the east of No.8, with a lane leading off to the south-west which connects to the Market Place
- Tree on west side of White Lion Street makes some contribution
- Some good quality metal bollards, paving slabs and cobbled surfaces to pavements
- Buildings rendered, red brick or flint, with half-timbering to No.8
- The former Post Office is a good quality example of Inter-War architecture in the town

- Some good quality historic or replica shop fronts, particularly at Nelson House, Janaway House, Nos. 1, 3, 4, 7 and 9 Fish Hill
- Good quality Georgian town house at No. 13 Fish Hill, surrounded by a low brick and flint wall
- Back alleys behind properties on the Market Place, Fish Hill and Bull Street lead off to the west

Key Issues

- Busy through road on White Lion Street
- Uninspiring public realm to Fish Hill, with bench on the island feeling rather marooned amongst roads
- Car parking in the square at Fish Hill is unattractive and adds to the car dominated appearance of the town centre
- Unattractive concrete bollards with peeling paintwork to Fish Hill
- Some examples of inappropriate uPVC windows
- Inappropriate printed fascia panels to the three shops in Nelson House



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5. WHITE LION STREET AND FISH HILL (CONT.)

- Unsympathetic shop fronts and fascia panels to No. 6 Fish Hill, Holt Carpets and No. 1 White Lion Street, Sue Ryder
- Single storey No. 4 White Lion Street and No. 11 Fish Hill are out-of-character and the projecting canopy to No. 4 is particularly obtrusive. No. 11 was vacant and in poor condition at the time of survey, requiring propping
- No. 8 Fish Hill is rather marooned with roads surrounding it. The building was vacant at the time of survey. Its rear elevations present a rather confusing face to White Lion Street. There are inappropriate projecting windows added on the south and west sides.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.
- No. 4 White Lion Street and No. 11 Fish Hill could be reworked or replaced with new buildings that better respond to their historic setting

Listed Buildings

Grade II

- Nelson House
- Wansbeck House
- White Lion Public House (now Adnams shop)
- Janaway House
- 1 Fish Hill
- 3 and 5 Fish Hill
- 4 Fish Hill
- 8 Fish Hill
- 13 Fish Hill

Locally Listed Buildings

- Former Post Office

Recommendations and Opportunities for Enhancement

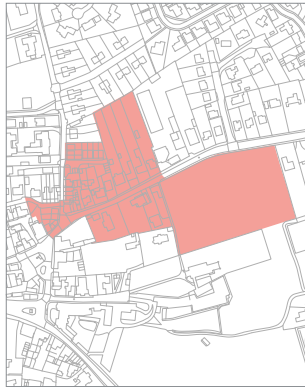
Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.



6. CROMER ROAD AND PEACOCK LANE

Main road leading out of Holt to the north-east, with a more suburban character derived from detached houses set back from the street behind gardens. Narrow Peacock Lane leads off to the north, with Victorian cottages.



Defining Features

- Cromer Road is wide, with a pavement on the north side and houses set back from the road behind front gardens
- Larger detached houses on the north side of Cromer Road in a mix of styles, from a simple Victorian cottage to Arts and Crafts inspired early-twentieth century
- Detached house and a short terrace of three houses on south side of Cromer Road
- Greenery and trees in gardens contribute to the character of Cromer Road
- Playing field lined with a hedge on south side of Cromer Road also contributes to the greenery and provides an open setting and views for the church to the south
- Shop with good quality bow windows, door and signage to the corner of Peacock Lane (No. 9 Cromer Road)

- Narrow Peacock Lane with short terraces of Victorian cottages with small front gardens.
- Inter-War Royal Mail sorting office off the west side of Peacock Lane
- Mixture of red brick, flint, render and red clay pantiles

Key Issues

- Some examples of inappropriate uPVC windows and doors, particularly on Peacock Lane
- No. 3 Cromer Road, Sunny Chinese Take-Away, has lost most of its historic character through addition of rough render, uPVC windows and door, fascia and poor shop front.
- Single storey shops at No. 3 and 5 are somewhat out-of-character in terms of their scale but have been refurbished reasonably well.
- Open tarmac area of the car park to the rear of the former White Lion is unattractive



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6. CROMER ROAD AND PEACOCK LANE (CONT.)

- No. 17 Cromer Road is an odd example of mid-twentieth century architecture which has lost much of its character through addition of uPVC windows and the conversion of the front garden to hard standing
- Petrol station adjacent to the Conservation Area boundary on Cromer Road creates a poor setting
- A hedge or planting would better screen the car park from view, improving the setting of the road
- Front gardens should not be fully converted into driveways and boundary walls/treatments should not be completely lost. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars. Reinstatement of lost front gardens and front gardens would be beneficial.

Recommendations and Opportunities for Enhancement

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Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.

Listed Buildings

Grade II

- 13 Cromer Road
- 29 Cromer Road

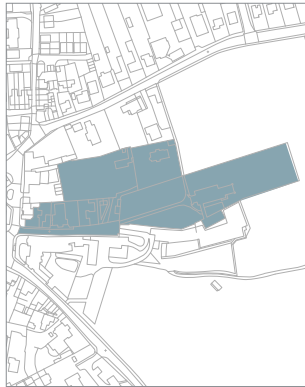
Locally Listed Buildings

None



7. CHURCH STREET

Quiet, narrow side street leading to St Andrew’s Church and graveyard, with a picturesque view of the church at the eastern end. The side of the Old School House building dominates the south side of the road, with a few other buildings lining the north side of the road.



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Defining Features

- Quiet, shady side road
- St Andrew’s Church at the end forming a focal point
- High flint wall along north of street, enclosing Holt Library which is a converted former stable. This has distinctive, high-quality flintwork and is designed in an Italianate style, which is unusual for Holt
- The Old School House building lining the south of the street is tall and dominant. Built of dark red brick
- Red brick church hall on north side
- No. 3 a good quality, small cottage with shop that has a good quality shop front and signage
- Two twentieth century detached house sin large gardens to the north, which do not have a great deal of influence on their setting
- Mature trees and greenery, coupled with historic gravestones make the churchyard a pleasant place
- High-quality modern design of the church extension

Key Issues

- Poor quality extension to the library

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- The extension to the library could be reworked or rebuilt to provide something of higher quality that better reflects the historic characteristics of the locally listed building.

Listed Buildings

Grade II*

- St Andrew’s Church

Grade II

- Janaway House, 3 Church Street

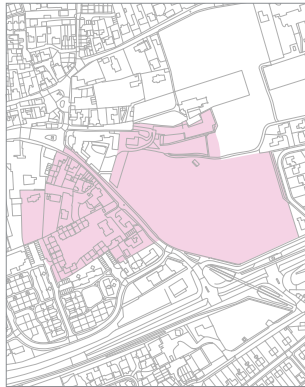
Locally Listed Buildings

- Holt Library



8. STATION ROAD

Road leading from Market Place to Holt bypass. Flint cottages and detached buildings line the west side, while the side of the Old School House and a substantial wall line the road to the east, which opens out to impressive views over the playing fields.



Defining Features

- Wide residential street narrowing on the approach to Market Place
- Substantial green setting to the east of the town centre provided by the playing fields
- Mature trees and well-kept front gardens contribute to a green feeling for the southern half of the street
- Flint and brick wall lining the edge of the playing fields and red brick wall on west side provide definition to the edge of the street
- Views north across the playing fields to St. Andrew's Church and the new extension
- Views north-west into the Market Place
- Substantial side elevation of the Old School House at the northern end of the street
- Former police station at No. 32a Station Road

- The Lawns public house on south side of the road
- Modern development of The Beeches behind the large Shrublands house
- Small cottages in short terraces at northern end, some with interesting metal framed Gothic style windows
- Mixture of red and gault brick, flint, render, pantiles and flat tiles

Key Issues

- Parking along road makes road narrower and parked cars are visually intrusive
- Some examples of inappropriate uPVC windows
- Unsympathetic printed signage and banners to The Lawns
- Unsympathetic printed fascia panels to No. 8 Station Road (Vintage Vogue and Vintage Sweets)



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8. STATION ROAD (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.

Listed Buildings

Grade II

- 4 and 6 Station Road
- 8 Station Road
- 12-18 Station Road
- Shrublands

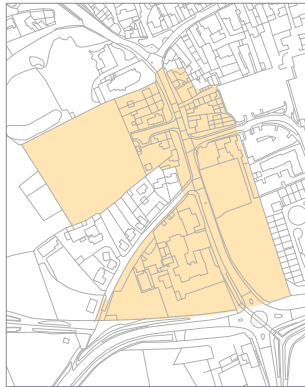
Proposed Locally Listed Buildings

- Former Police Station, No. 32a Station Road



9. NORWICH ROAD

Busy, wide main road with properties set back behind wide pavements. Tree lined in parts with grass verges and some modern properties interspersed with the older ones. Holt Community Primary School located at the south end.



Defining Features

- Wide road and pavements
- Properties on east side at north end front directly onto the street, which are a mixture of vernacular and Georgian character
- Carpenters Cottages on a narrow lane leading off to the east
- Large building of No. 41-43 set back behind elegant wall and fence, with historic stables behind
- Substantial red brick wall lining the edge of the east side of the road at the south end, enclosing a large garden/field
- Properties on west side set back from road
- Mix of new and old buildings
- Tree lined, with several grass verges
- Views north to Obelisk Plain and Holt Methodist Church

- Modern housing to the west on a drive which provides views to the adjacent field
- Field overlooking Spout Hills provides a green setting to the western edge of the Conservation Area
- Primary School at south end is a good quality example of local board school architecture of the early twentieth century, with good quality boundary wall and railings

Key Issues

- Very busy road with fast moving traffic
- Utilitarian traffic lights, crossing and railings
- Neo-Georgian style of modern housing is not entirely successful
- Setting of roundabout and pedestrian subway to the south is poor
- Some inappropriate uPVC windows
- Unsightly bin storage on lane for Carpenters Cottages



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9. NORWICH ROAD (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- Seek alternative solutions to bin storage location if possible

Listed Buildings

Grade II

- Barn Cottage
- 3 Norwich Road
- 5 Norwich Road
- 27 and 29 Norwich Road
- 37 and 39 Norwich Road
- Bacon's House
- Garden wall fronting No. 41 Norwich Road

Locally Listed Buildings

- Old Stables at 41-43 Norwich Road
- Holt Community Primary School



10. VALLEY LANE

Valley Lane is a quiet residential side road with both modern and period properties. The Primary School is on the south side of the road.



Defining Features

- Quiet road with detached houses of a variety of dates, set back from the street behind small front gardens
- Low brick and flint walls often define boundaries
- Large converted barn set up against the road is reminder of the agricultural uses formerly located on the peripheries of the town
- Small, single storey cottage, No. 16, from 1850 is an unusual property
- Attractive red brick wall and metal fence surrounding the school wraps around to line the eastern end of the south side of the lane
- Mixture of red brick, flint and render, plus tile or pantile roofs, both glazed and unglazed
- Greenery in front gardens and trees in school site contribute to the character of the lane

Key Issues

- Some inappropriate uPVC windows and doors
- Rather heavy-handed glazing to the former door on the barn conversion
- Visible satellite dishes
- Unattractive metal gates and tubular steel railings to the rear of the primary school

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows.
- Satellite dishes should be located on elevations not visible from the public highway.
- Replace unsympathetic gates and railings to rear of Primary School with more sympathetic alternatives if possible.



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10. VALLEY LANE (CONT.)

Listed Buildings

None

Proposed Locally Listed Buildings

None



11. LETHERINGSETT HILL

Scenic winding road on a hill, leading to open countryside. Enclosed on both sides by woodland and hedges. Historic cottages next to the site of the former gasworks on the west side, with the large Hill House set in substantial grounds and the Holt Methodist Church next to Obelisk Plain.



Defining Features

- Sweeping curve upwards of the road leading into Holt.
- Tree lined road with substantial greenery lining the road
- Horn Pit to the north provides a pleasant wooded recreational area
- Large garden of Hill House also contributes greenery to this part of the Conservation Area
- Substantial brick and flint wall surrounding the garden of Hill House
- Substantial Georgian building of Hill House
- Flint cottages stepping up the hill, plus cottages and converted agricultural buildings to west
- Holt Methodist Church is a landmark building, particularly in views from the High Street
- Red brick and flint mainly, with polychrome brickwork to the Church

Key Issues

- Very busy road
- Traffic fast, frequently exceeding 30mph limit
- No pavements on west side or designated crossings making the road unsafe for pedestrians
- Some examples of inappropriate uPVC windows and doors
- Visible satellite dishes
- Unattractive shipping container at the gateway to Spout Hills
- Cluttered signage at the entrance to the footpath to Spout Hills



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11. LETHERINGSETT HILL (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Implement traffic calming measures at the entrance to the town to slow traffic and provide a safer crossing for pedestrians.
- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows.
- Satellite dishes should be located on elevations which are not visible from the public highway.
- Remove shipping container.
- Provide more co-ordinated high quality signage.

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Listed Buildings

Grade II

- Hill House
- Holt Methodist Church

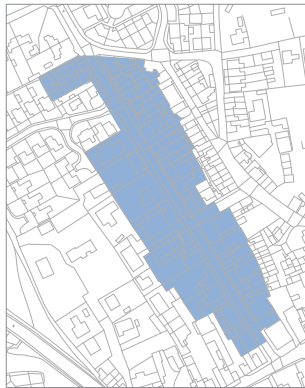
Locally Listed Buildings

None



12. NEW STREET

Long, straight road, set out in early-nineteenth century. Mainly residential with some shops at the High Street end. Buildings larger and more spaced out along here compared to other streets.



Defining Features

- Wide road
- Residential with a few shops at south end
- Buildings mainly set up against the street, though a few with front gardens, with a few trees which add character
- Red and gault brick and rendered buildings with some flint
- Two to three storeys
- Buildings larger and more spaced out compared to other streets
- Houses become more modern the further north one heads
- Georgian style prevails
- The Old Chapel, converted into a house, is a feature building, large in scale and an impressive Classical style, set behind brick and flint wall

- Former county primary school converted into a house
- Cross Street and an unnamed lane connect through to Albert Street

Key Issues

- Bland and bulky Barclays Bank on the corner with the High Street
- Unsightly car park/yard behind Barclays Bank
- No. 4 vacant and in poor condition, though retains many historic fittings
- Some examples of inappropriate uPVC windows and doors
- Unsightly garage door in an extension to No. 16, which is out-of-character with the Conservation Area
- Poor rear extension to Nos. 1-5

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12. NEW STREET (CONT.)

- Bland twentieth century buildings at Nos. 30, 30a and 30b, which do not respond well to the prevailing character of the surrounding buildings
- Some small front gardens converted to hardstanding with the loss of the boundary walls
- Busy street with on street parking which detracts from the visual appearance of the street
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Bring No. 4 back into an appropriate use and make appropriate repairs.
- The rear extension to Nos. 1-5 could be remodelled to be more sympathetic to the character of the Conservation Area.
- Front gardens should not be fully converted into driveways and boundary walls/treatments should not be completely lost. In the cases of larger gardens, parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars. Reinstatement of lost front gardens and front gardens would be beneficial.
- No. 16 High Street (Barclays Bank) could be replaced with a high-quality building that better responds to the historic context in which it sits.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows.

Listed Buildings

Grade II

- 11 New Street
- 16 New Street
- 17-27 New Street
- 33 New Street
- 35 New Street
- 28 New Street
- 4 Cross Street
- St John Hall (now The Old Chapel)
- Cranmer House
- Pear Tree Cottage

Locally Listed Buildings

- Gallery House (Nos. 13-15)



13. THE FAIRSTEAD

Attractive cul-de-sac of Inter-War semi-detached flint and red brick houses, set in large gardens. Semi-rural feel down quiet lane. Gardens and trees to the rear give a green, open feel.



Defining Features

- Semi-detached houses built as part of one overall design
- Central block to each pair, with stepped back side ranges
- Arts and Crafts influence
- Quiet cul-de-sac with houses arranged around the edge and two pairs facing onto Cley Road
- Green and large gardens set back from road, showing influence of the Garden City movement
- Flint with red brick dressings and diaper patterns, red clay pantiles

Key Issues

- Some example of inappropriate uPVC windows and doors
- Surfacing of the cul-de-sac is in poor condition
- Some front gardens have lost their boundary treatments, which has started to erode the green character of the road

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows.
- Reinstate boundary hedges. Front gardens should not be covered with hardstanding or converted fully into driveways. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars.
- Resurface the road.

Listed Buildings

None

Locally Listed Buildings

- The Fairstead: Nos. 1-12 The Fairstead and Nos 1-7 (odd) Cley Road

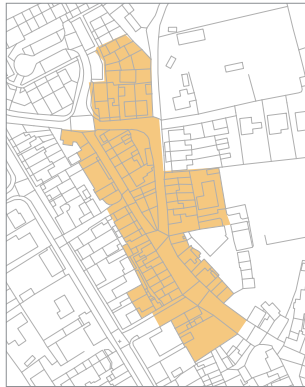


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14. ALBERT STREET AND MILL STREET

Curved, wide residential street lined with cottages and houses. Mill Street branches off to the north and turns to meet the top of Albert Street. Pleasant and quiet back street.



Defining Features

- Cottages and smaller houses with a more vernacular character than the main streets, though with some Georgian influences, such as sash windows, though casement windows are also common
- Mix of flint, red or gault brick, and render, with red clay or black glazed pantiles
- Row of flint cottages (Nos. 5-19) are a distinctive feature with good quality flintwork to the front façade
- Former Drill Hall with gable end on east side, converted to residential
- Former Calvinist Chapel/Corn Hall on west side, with distinctive polychrome brickwork to south façade, converted to residential
- Some small front gardens with trees and greenery add to the character of the street
- Cross Street and an unnamed lane connect through to New Street

Key Issues

- Some inappropriate cementitious render
- Some examples of inappropriate uPVC windows and doors
- Parking on the sides of the roads is visually intrusive
- Some front gardens have lost their boundary treatments and have been paved for car parking
- Small number of boundary walls that have been rebuilt using concrete/reconstituted stone blocks
- Visible satellite dishes



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14. ALBERT STREET AND MILL STREET (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows.
- Reinstatement of boundary treatments. Front gardens should not be covered with hardstanding or converted fully into driveways. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars.

- Satellite dishes should be located on elevations which do not front the public highway.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Boundary walls should be in brick or flint.
- Cementitious render should not be used on historic buildings.

Listed Buildings

Grade II

- | | |
|---------------------------|---------------------------|
| • 1 and 3 Albert Street | • 8 Albert Street |
| • 5-19 Albert Street | • 12 Albert Street |
| • 23 Albert Street | • 14 Albert Street |
| • 25 and 27 Albert Street | • 16 Albert Street |
| • 29 Albert Street | • 18 and 20 Albert Street |
| • 33 Albert Street | • The Nook (24) |
| • Oddfellows Hall (35) | • 26 Albert Street |
| • 4 Albert Street | • 28 and 30 Albert Street |
| • 6 Albert Street | |

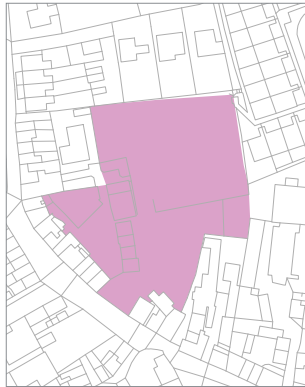
Locally Listed Buildings

None



15. CHAPEL YARD

Small gravel courtyard enclosed on three sides by flint cottages, most of which are now shops, with two converted barn style shops at the north end. Albert Street car park to the east.



Defining Features

- Enclosed feeling to an informal courtyard
- Flint and brick buildings or one to two storeys
- Good quality shop fronts to Nos. 17 Chapel Yard, Casa Blanca and No. 15 Chapel Yard (Owl Town)
- Gravel surface gives a more informal feeling
- Nos. 3-6 are some of the oldest buildings surviving in Holt, with pre-1708 fire fabric, though with later refacing/rebuilding

Key Issues

- Car park to the east is utilitarian in appearance with bland public WCs at south end, though both essential amenities for the town
- Overly large fascia panel to Casa Blanca and Mountain Warehouse

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.

Listed Buildings

Grade II

- 3 Chapel Yard
- 4 Chapel Yard
- 5 and 6 Chapel Yard

Locally Listed Buildings

None

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Section 7

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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7.1 CONDITION AND VACANCY

Generally, the condition of the conservation area is good with well-maintained buildings, shops and green spaces. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric.

There are, however, a few examples of structures or features in poor condition. For example, Praise Cottage, noted in the 2010 Appraisal as needing attention, has paintwork that is cracked and peeling and appears damp at the base of the building. The surfacing of The Fairhaven is also in poor condition, with potholes appearing. Other individual walls or gutters around the Conservation Area have vegetation growth which indicates damp. Damp historic structures can cause long-term damage and the source of the water ingress should be explored and eliminated in order to prevent problems escalating.



Poor condition of paintwork



Poor surfacing of The Fairhaven



Wall with vegetation growth and patches of cement pointing, indicating damp and poor condition



Wall in poor condition on the High Street

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. There are a few buildings within the Holt Conservation Area which are vacant. Often these are shops, which leads to a neglected air and reduces vibrancy of the commercial streets. It also indicates a possible oversaturation of available shop units within the town centre. No.8 Fish Hill is an example of a vacant shop, which appears to suffer from an unusual location rather marooned at the east end of Fish Hill, as well as some poor modern alterations.



Vacant property on Fish Hill

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 The house is vacant and in poor condition: No.4 New Street. This is a Victorian terraced cottage and retains several historic features, such as timber doors and windows, with moulded lintels, which should all be retained. At the time of survey in 2020 the building has a 'Sold' sign on it, which indicates that it will be restored and brought back into use in the near future.



Vacant property on New Street

7.2 INAPPROPRIATE MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in Holt contribute positively or are neutral to the Conservation Area. However, there are some elements which detract from the town's character and which could be improved or avoided in future. The use of materials and construction techniques which are inappropriate for historic buildings is one key issue. Modern elements which are out of keeping with the Conservation Area are both visually intrusive and can harm the condition of historic buildings.

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. Changing the method of opening, principally from traditional sash windows to top or side hung casements, can appear incongruous on historic buildings. New windows can be obtrusive if set too close to the front of the wall, losing the play of light and shadow which adds interest to later nineteenth century facades. The change of windows and doors appears to be particularly prevalent on roads leading out of the town centre and on some of the alleys, for example the small alleys leading off Fish Hill.



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. 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.

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The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. However, there are some examples of buildings in Holt town centre that were originally brick and have since been painted which still appear attractive buildings. Breathable traditional paints are preferable to modern plastic paints.

The colours used on painted buildings in Holt are good, with generally subtle whites, creams, greens and greys creating an attractive palette. Bolder yellow and dark green have been used on Janaway House and Nelson House on White Lion Street. These, however, have soft historic tones and are therefore appropriate and add welcome interest to the street.

There are many buildings in the town centre, particularly on White Lion Street, the Market Place and the High Street which have lost their chimney stacks. This reduces the visual interest of the collective roof profiles of the town centre.

A small number of brick boundary walls to properties on streets radiating out from the town centre have been replaced with concrete blocks which are unattractive and out-of-character with the traditional materials palette of the Conservation Area. Satellite dishes are also an unwelcome modern visual intrusion.

The cumulative impact of changes such as those outlined above can result in a sever loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. An example is No. 31 Market Place, currently a vacant shop, which has been renders, windows replaced and an unsympathetic shop front installed. Only the historic roof tiles remain to identify this as an historic building.



No. 31 Market Place has lost its historic character

Inappropriate Windows and Doors

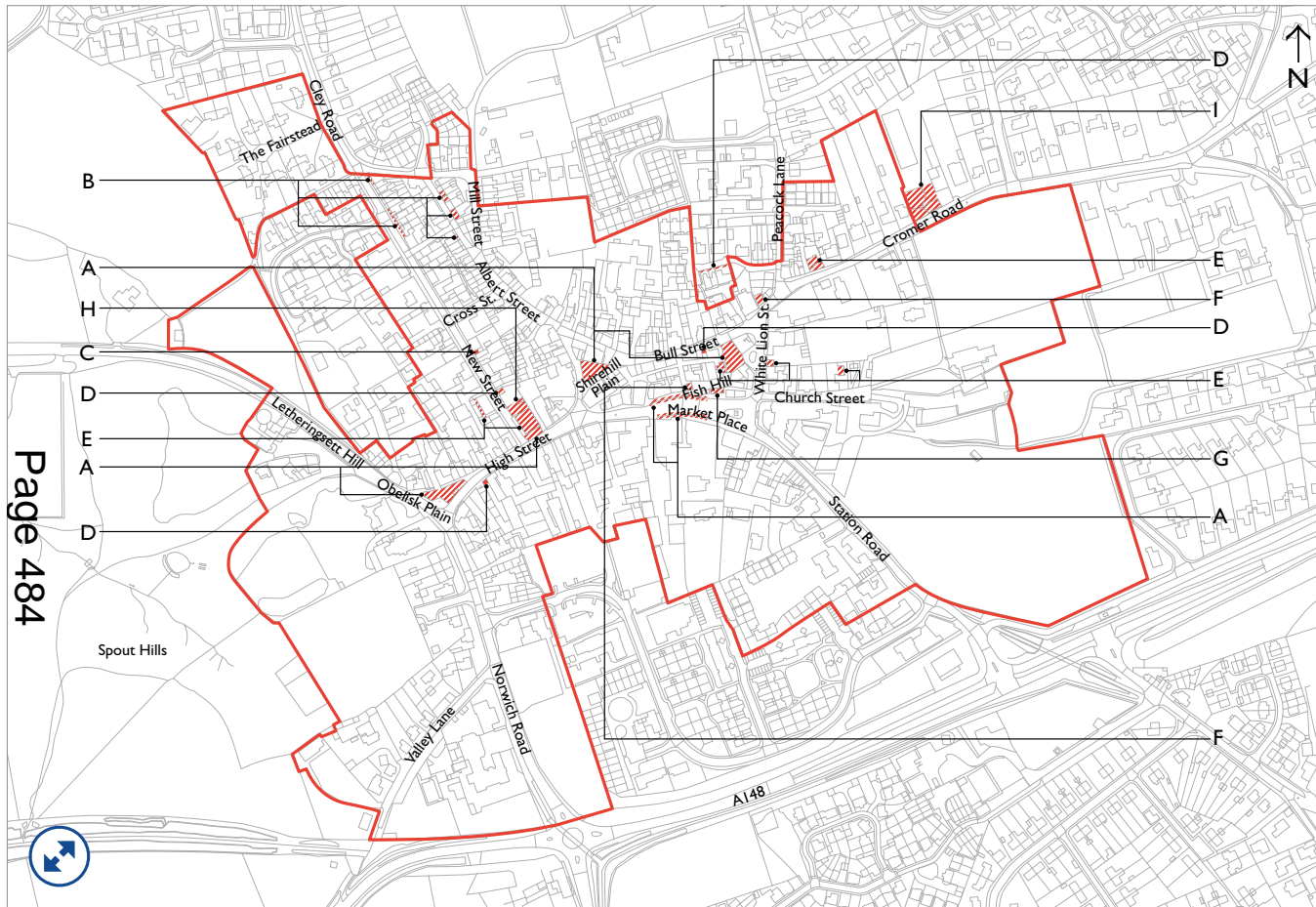


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Inappropriate Windows and Doors (cont.)



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KEY

- Conservation Area Boundary
- ▨ Negative Feature

- A Particularly poor areas of public realm/ car parking
- B Front gardens converted into driveways
- C Inappropriate garage extension
- D Poor condition
- E Inappropriate modern building or extension
- F Particularly poor shop front/signage
- G Building which has particularly suffered from loss of historic features
- H Unattractive service yard
- I Unattractive garage in the setting of the Conservation Area

Note: Not all examples of inappropriate materials, e.g. uPVC, and poor shop fronts have been shown on this map.

Negative Features 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.



7.3 MODERN BUILDINGS AND EXTENSIONS

There are some late-twentieth century buildings within the Conservation Area which are either indifferent pastiche designs or entirely inappropriate for the character of the Conservation Area. Of the latter, Barclays Bank at No.16 High Street is the worst. It is a prominent building on the corner of the High Street and New Street, which is bland and boxy in design, with a lack of architectural detail and poor quality windows and shop front. The service yard behind the bank is also unattractive, with commercial bins, fire escape and basic outbuildings. A remodelling or replacement with a building that better responds to the character of the Conservation Area could be possible here.

The single storey extension to the Library is also of poor quality and dated in design. The single storey shop at No. 4 White Lion Street, with oversized projecting canopy, is also out of character with the Conservation Area.

Rear extensions may not be visible from the principal public highways but can often be visible from lanes and yards. A particularly poor example is the boxy extension on the back of Nos. 1-5 Lees Terrace on New Street, which can be seen from Lion House Court.

Though smaller in scale, the garage extension to No. 16 New Street is incongruous in appearance compared to the adjacent historic (listed) building.

Late-twentieth and early-twenty first century housing developments infilling plots behind the main streets are generally of indifferent design quality. Some of these are pastiche in design, such as the Georgian style houses on the west side of Norwich Road. Others use a more vernacular style with panels of flint, though are generally of uninspired 'stock' designs that could be found in many places across the country.

There is therefore a need to improve the design quality of new buildings and extensions within the Conservation Area. There have been some good recent examples of buildings with a contemporary style, which reflect local materials and characteristics but which are not pastiche, such as Morston House on Jacob's Place.



Unsympathetic garage attached to a listed building



Inappropriate design of Barclays Bank on the High Street



Poor quality service yard to the rear of Barclays



Dated extension to the Library



Poor quality extension as seen from Lion House Court



Pastiche housing on Norwich Road



Uninspiring modern housing development



Good quality modern house which is both contemporary and reflects local materials



7.4 SHOP FRONTS AND SIGNAGE

Since the production of the last Appraisal in 2010 there appears to have been an enhancement of quality in shop fronts and signage in the Conservation Area. There are many historic shop fronts or modern replacements in traditional designs that have good timber shop fronts, well painted, with appropriate signage and companies. Painted lettering on fascia boards or applied lettering on the main walls of buildings or in fascias has often been adopted as sympathetic methods of signage.

However, there are still several shops which have unsympathetic shop fronts or signs. Printed fascia signs are sometimes used and inserted either within the existing fascia or applied to the main wall of a building. Their plastic appearance detracts from the character of the buildings. Some of these signs are oversized or garish and detract from the more subtle colour scheme of the buildings in the town centre. Temporary banner signage is also inappropriate in terms of materials and as they create a cluttered appearance.

Historic shop fronts were timber and were typically divided up into smaller panes of glass, with a stall riser at the base of the window and fascia above. Inappropriate replacements have large areas of glazing, sometimes down to the floor, and lack the interesting architectural detailing of historic shop fronts. Metal frames to windows are also inappropriate.

Flat canvas retractable canopies are historically appropriate. Curved Dutch canopies are inappropriate as they generally are still visible when retractable and are often made of plastic PVC type materials.

A continued improvement of shop fronts and shop signage over time will carry on the enhancement the appearance of the town centre.

Examples of Inappropriate Shop Fronts and Signage



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Examples of Inappropriate Shop Fronts and Signage (cont.)



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7.5 TRAFFIC AND PARKING

Traffic in Holt town centre and pressures on car parking have been issues in Holt for many years. The A148 Letheringsett Hill/Norwich Road is a busy road which connects Holt to Letheringsett to the west and to the town's southern bypass to the south. Cars can travel along this road at high speed, often above the 30mph speed limit. This not only creates an unpleasant setting for the historic buildings around it but is also unsafe for pedestrians. The lack of pavements and an appropriate crossing on Letheringsett Hill for pedestrians to reach the access into Spout Hills north of Hill House exacerbates this issue. There are no traffic calming measures on this stretch of road which could slow traffic to a safer speed.

Traffic is also heavy on the High Street and Market Place, with lorries needing access to shops for deliveries adding to the traffic levels. On narrower streets, such as Bull Street, cars take up much of the road when traveling along and this can leave little room for pedestrians.

Vehicles on these streets are often traveling to access to Albert Street Car Park or find parking spaces on roads around the town centre. The two main car parks, on Albert Street and at Budgens on Kerridge Way, are not usually adequate, especially in peak summer months.

Others want the convenience of parking closer to the shops on the Market Place, Fish Hill and Shirehall Plain. These ad-hoc small car parking areas are unattractive and create the impression of a car dominated street-scene. They also intrude on areas which could be utilised as attractive pedestrian-focused landscaping, such as on Shirehall Plain.

The pressure for parking in the town centre has also led to residents resorting to converting their front gardens into parking bays. This involves the loss of front boundary walls and the greenery which front gardens provide, as well as contributing to the car dominated appearance. Wherever possible this should be avoided and front boundaries reinstated. If deemed necessary to provide off-street parking then part of the boundary should be retained if possible and softer surfaces, such as gravel, used instead of solid paving to retain a more informal appearance characteristic of those side streets where front gardens are present.

More car parking needs to be provided away from the town centre, though close enough to be convenient and in locations which would not intrude on the setting of the Conservation Area.



Cars parked on a narrow lane



Parking on Shirehall Plain and Bull Street



7.6 PUBLIC REALM

The public realm within the Conservation Area is generally of indifferent quality and uninspiring. Other than pavements, there are a few more open areas where an attempt to has been made to create landscaped areas, particularly at Obelisk Plain, outside Barclays Bank, Shirehall Plain and on the west side of White Lion Street. These areas are, however, disjointed, lack coordination and are often blighted by parking or isolated in their location. The removal of parking from Shirehall Plain, Obelisk Plain, along the Market Place and Fish Hill would provide the opportunity to create better landscaped, safer and more attractive areas of public realm which were better coordinated through the whole Conservation Area. If the removal of all parking mentioned was not possible, better landscaping and shared surfaces for parking would contribute to an enhancement of character.

There has been some effort to enhance the streetscape with planters, which do bring some welcome flowers and greenery. However, these are mis-matched throughout the Conservation Area and have an off-the-peg feel. Benches too are mismatched throughout the area and situated adjacent to busy roads. Most are memorial benches with small plaques to loved ones, so have sentimental value attached to them.

There are some good metal bollards in an historic style but other concrete examples are unattractive and have peeling paint. The two pedestrian crossings, on the High Street and Norwich Road, have utilitarian railings and traffic lights. Street lights on the main streets are of a ubiquitous modern design and sometimes damaged. Traditional style lampposts on some of the side alleys and yards show that lightning in a traditional design would be an enhancement to the streetscape and character of the Conservation Area.

Signage throughout the Conservation Area is varied. There are some good finger post signs in black with gold details, that are traditional in design and fit well with the character of the area. However, there are also a myriad of other signs, including ubiquitous road signs, which are often uncoordinated and give a cluttered appearance. Road signs also often detract from the setting of historic features or buildings, such as the road sign positioned very close to the fountain/lamp on Obelisk Plain which blocks views of this feature. Interpretation signage on Shirehall Plain is a welcome addition but the board is worn, faded and would benefit from upgrade.

There are a variety of surfaces to streets and pavements. Some good Victorian granite kerb stones are found in some places in the Conservation Area and the reintroduction of these where they have been

lost would be beneficial. Pavements are generally a mixture of paving stones and red brickweave within the commercial centre, with tarmac to radiating streets. There are often places where these are damaged or cracked and would benefit from upgrade, particularly to a coordinated scheme across the commercial centre that better links the aforementioned landscaped areas. The brickweave is also somewhat dated in character and dark. A lighter colour bound gravel on alleys and yards may be a more attractive alternative. On roads themselves tarmac is used, with the usual white and yellow road markings. Where the road widens at the Market Place this tarmac is expansive and uninteresting, leaving the cobbled area around the War Memorial very stranded. Better quality surfaces or a shared space approach could alleviate this situation.

Bin storage is an issue in places, with commercial bins sometimes visible. The back alleys between the Market Place and Bull Street in particular suffer from visual intrusion of bins, with generally an unpleasant back-of-house feeling which is off-putting. There is sometimes a lack of storage space for domestic bins as well, such as on Carpenters Cottages where bins are lined up along one side of the alley. Bins on the street are in a traditional style and in black with gold detailing. However, the plastic material is out of character with the historic Conservation Area.



Pokey surfaces on the High Street



Cluttered signage



Basic modern lamppost which had been damaged and is now leaning



Indifferent public realm outside Barclays, situated next to a busy road



Parking and road signage at Obelisk Plain intrudes on the setting the historic obelisk and fountain/lamppost



Small landscaped area marooned between roads on White Lion Street



Back alley off Fish Hill with unpleasant back-of-house feel and bin storage



Unattractive concrete bollards with peeling paint



Plastic planter, plastic bin and cluttered signage



Domestic bin storage can be visually intrusive

7.7 SETTING

Generally, the Holt Conservation Area is fairly self-contained and surrounded on most sides with later housing. Where it does open up to green space, there are good views which should be preserved.

On Cromer Road the petrol station on the north side of the road, directly adjacent to the Conservation Area boundary is an unpleasant modern structure with garish signage which spoils views when entering the area. To the south-west, the roundabout on Norwich Road and the pedestrian underpasses are also a utilitarian and car dominated setting for the edge of the Conservation Area.



Car dominated setting to the south-west on Norwich Road

7.8 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edges. As a principal settlement, as identified in the Local Plan Core Strategy, Holt is one of the key towns where residential and commercial development will be focused. Therefore, any new developed that is needed will need to be carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values of the Conservation Area and on the important surrounding landscape of the Glaven Valley.



Petrol station on Cromer Road adjacent to the Conservation Area boundary

The impact from subdivision of historically open space or the contextual relationship of a development to its setting are relevant and should be considered when planning development. Development should therefore respect existing scales, densities, materiality and the character of Holt. 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 does 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 and the wider Conservation Area.



7.9 TOURISM

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. As a principal settlement commercial development will be directed at Holt. There will therefore be increasing pressures for new facilities, car parking and traffic. There may also be pressure for more conversions of historic buildings into holiday lets. 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.

7.10 CLIMATE CHANGE

Historic buildings and environments will be affected by changing climatic conditions. Apart from the damage caused by storms and flooding, wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

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

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Section 8

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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8.1 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 the Holt 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 Holt from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

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

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Holt is its well-maintained historic built environment. 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.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of two or three storeys in height in the centre, with smaller scale buildings on the peripheral streets, use traditional local materials, namely brick with clay pantiles, and traditional colour schemes. Pitched roofs chimneys are important elements of the roofscape. There are historical exceptions to this scale, massing and materiality, such as the church, but they are, by definition, rarities and will not be regarded as precedent for new development.
- The town will be managed to maintain the existing contrast in density of buildings predominately in commercial use in the core, with more spread out and mainly residential development further away from the centre.
- The bustling market town character of Holt should be preserved.
- Improvements to shop fronts and shop signage should continue, with the replacement of inappropriate fascia and shop fronts with ones of a more traditional design in keeping with the character of the Conservation Area.
- The public realm within the Conservation Area, particularly within the commercial core, would benefit from a co-ordinated enhancement scheme to create a more welcoming, attractive and safer environment.
- Solutions for new car parks within Holt should be investigated as a priority. Any new car park should be sensitively located. It would be beneficial to remove some of the on-street parking from the commercial core of the town, in order to improve pedestrian experience, the attractiveness of the public realm and reduce traffic entering the heart of the Conservation Area.
- As a Principal Settlement Holt must accommodate new residential and commercial development. However, 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. It should be the minimum necessary to meet the required demands for housing or commercial activity. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings/structures will be preserved.
- The important green spaces within and within the setting of the Conservation Area, particularly the playing fields, Spout Hills and the Horn Pits, and views across these spaces will be preserved. Trees and greenery within the Conservation Area should also be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Holt that is a fundamental part of its character, which includes predominately red or gault brick, complemented by flint, render and red or black glazed 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 in order prevent problems with condition and to rectify and issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the 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.

8.3.2 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 and the streetscape 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 village's history.

Recommendations

- Original and historic windows (including dormers, bay and oriel 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.
- Shop fronts and display windows, whether in retail use or not, should be retained and preserved (see section 8.3.5 for more details).
- Chimneys and chimney pots should be retained and preserved, or reinstated where possible if previously lost. 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 will 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, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, extensions and demolition

Holt has evolved over centuries, though has a predominantly character from the Georgian period, 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, the streetscape and 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. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

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

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

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.



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

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights on unlisted buildings. 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 Holt Conservation Area, which themselves are subject to controls over development, no Article 4 Directions are deemed necessary in Holt 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 the changes should be respectful of the typical architectural and visual character of the Conservation Area.

- Extensions will 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 will 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 areas and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate part of the Conservation Area in which it is proposed. This is to preserve the differentiation between areas within the Conservation Area and so

preserve the diversity of the Conservation Area as a whole. 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 remain preminent and their setting is not harmed.

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 new development 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 be used, namely flint, red or gault brick, render and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, 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.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

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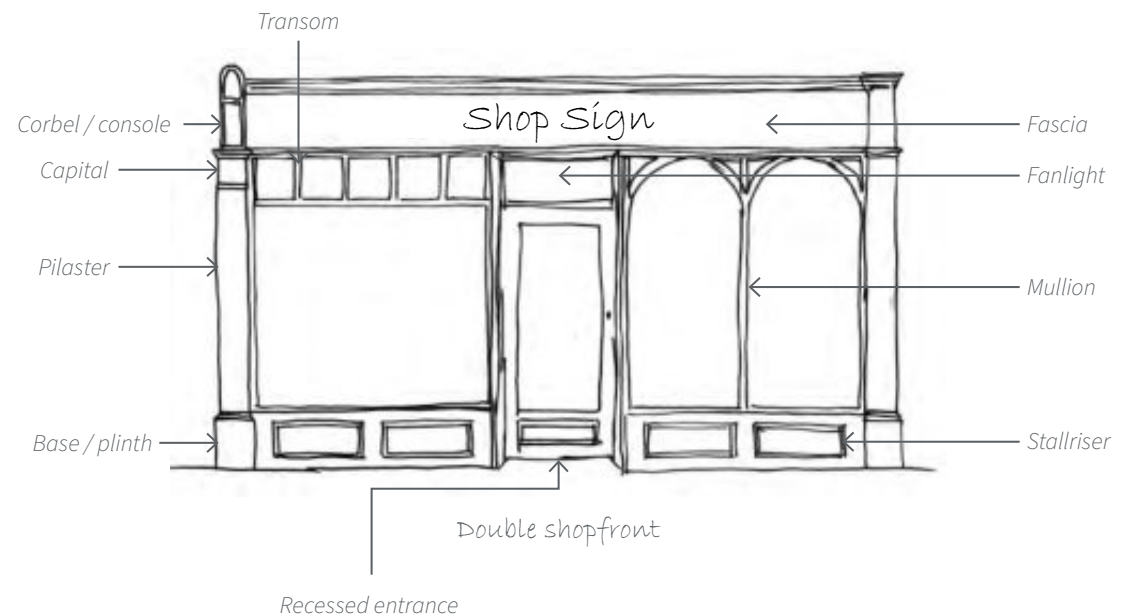
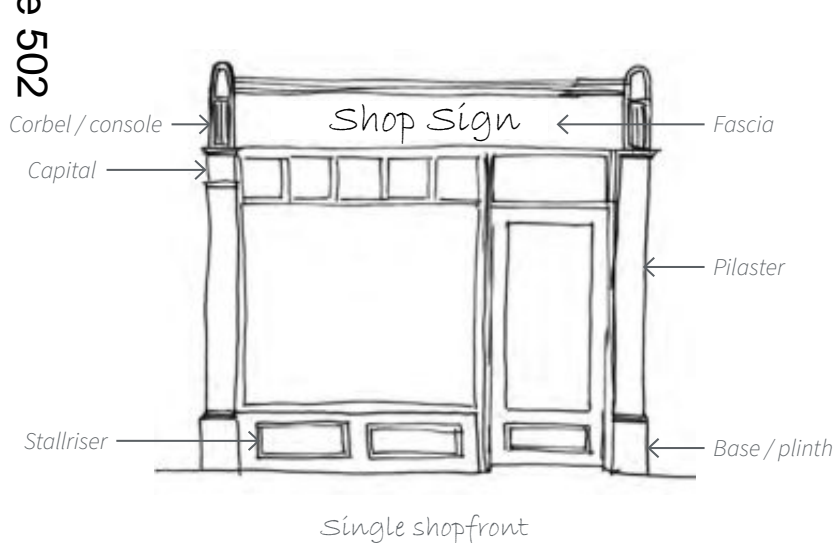
8.3.5 Shop Fronts and Signage

Traditional shop fronts and signage are a key part of the character of the commercial centre of Holt. Inappropriate use of materials, scale and colours can all damage the overall appearance of the Conservation Area. Generally, traditional style shop fronts will be the most appropriate within Holt. These are typically in timber with a series of elements as outlined on the below diagram.

There should not be an over-emphasis on glazing and signage should be contained within the fascia, with painted or individually applied lettering being the most appropriate. Plastic signs affixed within fascia boards

are not successful in terms of their visual appearance or the harmony of the shop front proportions. Similarly, printed metal or plastic sign panels on buildings where there is not a shop front are usually less successful than a timber sign, painted or individually applied lettering. Colour schemes for shop fronts and signage should not be garish, preferably blending in with other subtle tones established elsewhere on good shop front examples in the town centre.

Dutch canopies which do not retract fully are not as appropriate as flat, fully retractable canopies, as the curved form is less historic. Plastic materials for canopies are not appropriate and canvas should be used.





Recommendations

- Existing good quality shop fronts, whether historic or good quality modern replicas, should be preserved.
- New shop fronts should be traditional in design.
- Shop fronts should typically be in timber, without an over emphasis on glazing.
- Doors should be positioned centrally or to the side and should typically be slightly recessed.
- Printed metal or plastic sign boards should not be used. Timber boards, painted lettering or individually applied lettering are the most appropriate forms of shop signage.
- Colours for shop fronts should be relatively subtle and should avoid garish or schemes.
- Flat canvas retractable canopies are appropriate, while plastic Dutch canopies generally are not.
- External roller shutters are not appropriate. It may be possible to include high-quality retractable grilles of a within glazing, subject to design.

8.3.6 Streetscape and Public Realm

Whilst the buildings contribute to a varied and characterful streetscape, the public realm in Holt is somewhat uninspiring. The areas of hard landscaping that do exist are disconnected from each other and blighted by parking. A co-ordinated public realm enhancement scheme to better link these areas and improve their appearance would benefit the appearance of the town. This could include items such as improvement of pavement and road surfaces, co-ordinated and high-quality benches, planters and other street furniture, bollards and signage.

The public realm items that currently are successful include traditional style bollards and lampposts in some places. It is likely that a traditional style for new public realm features and street furniture will be the best approach but a high-quality scheme in a contemporary style may be possible.

Ideally parking on the side of the main streets in the commercial centre, such as on Shirehall Plain, would be removed, in order to improve appearance and pedestrian safety. However, it is understood that this is unlikely to be possible in all cases due to parking demand in the town. If any parking can be removed this would be beneficial or alternatively shared spaces and better designed public realm could help to alleviate the appearance of parking.

Historic public realm features, such as the War Memorial or obelisk, are key focal points in the town and should be preserved and their setting enhanced, for example by the relocation of intrusive signage if this is possible.

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape 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 on a street but to repeat the change multiple times would diminish the character of the street.

Recommendations

- A public realm enhancement scheme for the town centre should be considered.
- Road and pavement surfaces should be improved.
- It would be beneficial to remove at least some of the on-street parking from the commercial core of the town centre.
- Street furniture should be co-ordinated across the Conservation Area.



- Improve signage to create a more coordinated scheme which is less cluttered and is positioned carefully to avoid harm to the setting of heritage assets.
- When modern style lampposts come to the end of their useful life, replace these with high-quality examples. It is most likely a traditional design will be appropriate.
- The heritage impact on the setting of listed and locally listed buildings, as well as the Conservation Area as a whole, should be considered when planning changes to public realm.
- A traditional style for public realm features is likely to be most appropriate but modern design could be considered if it is high-quality and respects the character of the Conservation Area.
- Historic public realm features, such as the War Memorial, obelisk and fountain/lamppost, and their setting will be preserved and enhanced.
- Proposed change will be regulated to preserve the specific character of different streets.

8.3.7 Green Landscape

The green spaces within Holt and in its setting provide an important contrast with the built areas. They also contribute to the character of the Conservation Area and should therefore be preserved.

As well as providing leisure and educational facilities, the playing fields to Gresham’s School also provide open space which allows important views of St. Andrew’s Church. To the west, the Horn Pits, Spout Hills and the surrounding fields and trees provide an important green setting to the edge of the Conservation Area.

Within the Conservation Area individual trees and planting in small front gardens and the Memorial Garden also provides important enhancements to the character of the town and should be preserved.

Recommendations

- The green spaces within the Conservation Area will be preserved.
- The green space of Spout Hills in the setting of the Conservation Area will be preserved.
- The heritage impact of any new development proposed in other green spaces around the town will be assessment prior to determination of an application.
- Front gardens should be preserved and, wherever possible, not converted into parking. If parking is deemed appropriate, it would be preferable if only part of the garden is converted, with at least part of a boundary wall/treatment preserved, some greenery retained in the front garden and a softer surface treatment, such as gravel, used instead of solid paving.
- Trees within the Conservation Area should be retained.
- Boundary walls should be preserved and regularly maintained.



8.3.8 Setting and Views

The setting of Holt contributes to its special interest. Much of the Conservation Area is surrounded by later twentieth century housing, though the historic core feels relatively contained and is not particularly affected by these buildings. The greens setting to the east and west is important, which has been covered in the previous section.

There are two elements to the immediate setting of the Conservation Area which negatively affect its appearance: the petrol station on Cromer Road and the roundabout and pedestrian underpasses at the south end of Cromer Road. The A148 bypass is also a very busy road which cuts through the town, splitting the historic core from later development to the south. It may be possible to enhance these elements, for example by providing less garish signage to the petrol station or creating better access links with the southern portion of the town.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Important monuments or buildings provide focal points within the Conservation Area, such as the War Memorial or the Old School House. Also important are view across open spaces and looking out of the Conservation Area from within the boundary.

Recommendations

- The setting of the Conservation Area should be preserved and enhanced.
- The heritage impact of new development within the setting of the Conservation Area will be assessed prior to the determination of applications.
- Key views within, into and out of the Conservation Area will be preserved.
- Views of landmark buildings, particularly the Ware Memorial, Obelisk and fountain/lamppost, St. Andrew's Church, the Old School House and the Methodist Church, will be preserved.

8.3.9 Traffic and parking

Heavy traffic and parking are key issues within Holt. The town was not laid out to accommodate modern vehicular traffic. Letheringsett Hill/Norwich Road have particularly fast traffic. Sensitive traffic calming measures to reduce the speed of vehicles here would be welcome and could also serve to provide safer access across the road to access Spout Hills.

The streets in the commercial core suffer from a high level of traffic, often vehicles attempting to find somewhere to park. Lorries accessing the town centre for deliveries take up a lot of space on the narrow streets. Damage could be caused to buildings by these large vehicles passing too close to them.

Holt is a popular tourist destination and is especially busy in the summer season. Tourism is vital to the local economy but its needs must be balanced with those of local inhabitants. There are various on-street parking areas and car parks but these are not sufficient at peak times and more parking is required to alleviate this issue. New car parking should be located sensitively to avoid harm to the setting of heritage assets, while also balancing this against the need to provide parking at a convenient distance to the town centre. On the other hand, the on-street parking in the commercial heart of the town is damaging to the character and appearance of the Conservation Area and it would be beneficial if at least some of this could be removed.



Recommendations

- Sensitively designed traffic calming measures should be considered to slow the fast-moving traffic on Letheringsett Hill/Norwich Road, including improved pavements and crossing points for pedestrians.
- Further car parking should be provided in sensitive locations within convenient walking distance from the town centre.
- It would be beneficial to removal at least some of the on-street parking from the commercial core of the town centre.
- Car parks should be clearly signposted with sympathetic signage.

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8.3.10 Locally Listed Buildings

The 2010 Appraisal made recommendations for Locally Listed Buildings within Holt and these were adopted as part of that Appraisal process. The Conservation Area has been reviewed again for potential Locally Listed Buildings, i.e. those which conform to criteria outlined in section 5.3. Locally Listed Buildings are ones which have some historic or architectural interest because of their age, rarity, group value or aesthetic value. One further building is proposed for designation are Locally Listed Buildings, with the reasons outlined below.

Recommendations

It is recommended to include the following building on the Local List:

- No.32a Station Road. This building was previously the Police Station and therefore has an historic link with the town and its social history. The building has an attractive Victorian appearance that is consistent with the character of the Conservation Area, including the use of red brick, with timber sash windows and slightly projecting central bays where doors are located. It is proposed for inclusion particularly because of its former use.



No.32a Station Road, the former Police Station



Holt Community Primary School



8.3.11 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 have 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. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Several small changes are proposed to the boundary in Holt. There are a few late-twentieth/early-twenty-first century housing developments located in infill plots behind the main historic streets or on the peripheries of the market town which have no particular architectural or historic interest. These are proposed for exclusion from the boundary in order to ensure that those areas included within the boundary suitable meet the designation criteria (see areas A, B and C). The modern housing at the Beeches also considered but it was through prudent to keep them within the boundary as they lie within the historic property boundary for the main early-nineteenth century house (Shrublands).

Other areas proposed for exclusion from the Conservation Area appear to be anomalies where the boundary cuts through houses/buildings or plots and these areas are proposed for removal in order to rationalise the boundary (see areas D, E, and F).

Two areas (G and H) are proposed for inclusion within the boundary, where historic properties of reasonable quality and which reflect the characteristics of the buildings within the Conservation Area.

Recommendations

Proposed boundary changes are outlined below.

Exclude from the Conservation Area boundary:

- A,B,C Modern housing of an indifferent design which does not have special interest and therefore does not merit being included within the boundary.
- D The boundary cuts through the centre of a modern house and plot. The boundary is proposed for redrawing around the edge of the plot to exclude this modern house of no historic interest.
- E Exclude the modern northern range of the supermarket, which is already excluded from the boundary.
- F Exclude the remainder of the supermarket car park. The inclusion of this part of the car park appears to be an anomaly. The historic wall on the north side of the car park remains within the Conservation Area boundary.
- G Exclude the Chapel Street car park, in a similar manner to the exclusion of the Budgens car park, which does not contain any heritage interest. The basic modern public WCs are also proposed for removal from the boundary.

Include within the Conservation Area boundary:

- H A house dating from the early-twentieth century, which was the first to be built in the field to the east of the Horn Pits. It is an attractive house with castellated porch and good quality timber sash windows.
- I Four late-Victorian/Edwardian cottages in a terrace with many original features. All but one retain timber sash windows and the eastern pair remain un-rendered to reveal brick and flint walls. The bay windows and veranda are attractive features and these are better preserved examples than some of those on Peacock Lane which are currently included within the boundary.



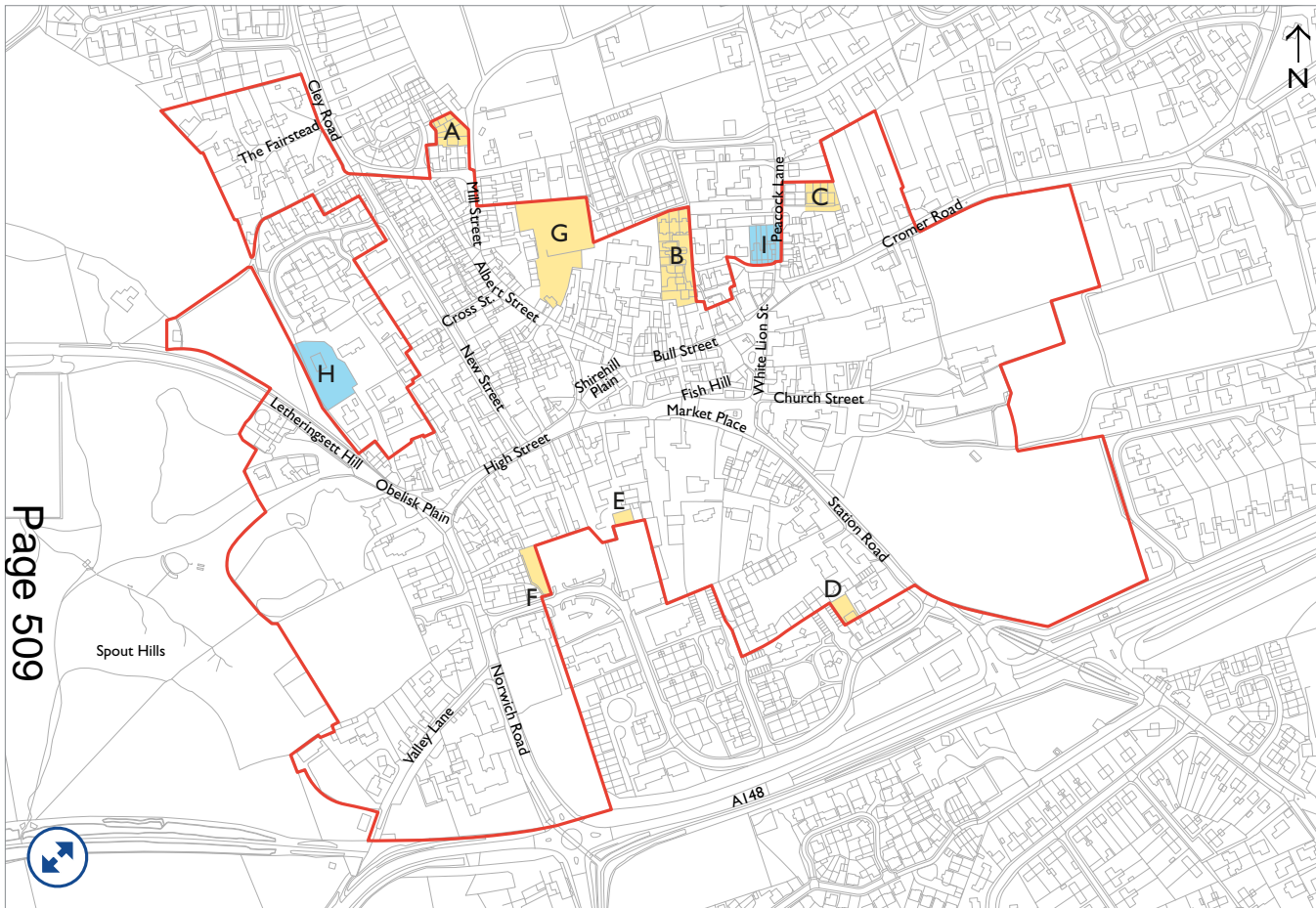
Modern Housing on Norman Cockaday Court proposed for removal for the Conservation Area boundary (area B on the plan)



Early-twentieth century house adjacent to the Horn Pits proposed for inclusion within the Conservation Area boundary (area H on the plan)



Cottages off Peacock Lane proposed for inclusion within the Conservation Area boundary (area I on the plan)



KEY

- Current Conservation Area Boundary
- Exclude from Conservation Area Boundary
- Include within Conservation Area Boundary

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Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Holt Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

The National Heritage List for England, to find out whether your building is listed.

The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library.

- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

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

PLANNING ADVICE

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

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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ENDNOTES

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- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-(Parish-Summary))
- 05 <https://opendomesday.org/place/TG0738/holt/> Radford, *History of Holt*, p. 2
- 06 Fanthorpe, Theodore W., *The Story of Holt Hall: medi eval manor, Victorian country house, boarding school and field study centre*, p. 17.
- 07 Ibid., p. 19.
- 09 [http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-(Parish-Summary))
- 10 Fanthorpe, Theodore W., *The Story of Holt Hall: medi eval manor, Victorian country house, boarding school and field study centre*, p. 17.
- 11 <http://www.norfolk Mills.co.uk/Watermills/hempstead.html>
- 12 <https://memorialdrinkingfountains.wordpress.com/2014/05/21/blind-sam/>, [accessed 20 February 2020]
- 13 Jean Smith and John Pocock, *The Story of Holt, 1066 AD to present day*, p. 16.
- 14 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 15 Holt Lowes SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>
- 16 See Historic England *Local Heritage Listing* (2016) for more details
- 17 Norfolk Heritage Explorer, Parish Summaries: Holt (<http://www.heritage.norfolk.gov.uk/parishes>) [accessed 12th Feb 2020]
- 18 The legal interpretation established in South Lakeland DC v Secretary of State for the Environment and Rowbotham [1991] 2 L.P.R. 97



ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 494 Holt Tithe Map, 1839

C/Sca2/164 Award of the Commissioners under the Holt and Letheringsett Inclosure Act, 1810

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

NORFOLK HERITAGE CENTRE

Maps

111.4261 Faden Map of Norfolk, 1797

1.4261 Bryant, Andrew, Map of the County of Norfolk from actual survey, 1826

Photos

C/HOL Holt photos

SECONDARY SOURCES

Cozens-Hardy, Basil, 'The Glaven Valley', Norfolk Archaeology, Vol. XXXIII

Fanthorpe, Theodore W., The Story of Holt Hall: medieval manor, Victorian country house, boarding school and field study centre (Halsgrove Publishing, 2007)

Radford, Lewis B., History of Holt: a brief study of parish, church and school, p. 2

Pevsner, Nikolaus and Wilson, Bill, The Buildings of England: Norfolk 1: Norwich and North-East, 2002

Smith, Jean and John Pocock, The Story of Holt, 1066 AD to present day (undated)

PAST REPORTS

Historic England, Conservation Principles, Policies and Guidance, 2008

Historic England, Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition), February 2019

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Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019

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North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017



WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

Historic England, The National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Memorial Drinking Fountains, 'Blind Sam Fountain', <https://memorialdrinkingfountains.wordpress.com/2014/05/21/blind-sam/>

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Norfolk Mills, 'Hempstead Mill: River Glaven', <http://www.norfolk Mills.co.uk/Watermills/hempstead.html>

North Norfolk SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Holt Lowes SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>

Open Domesday, 'Holt', <https://opendomesday.org/place/TG0738/holt/>

Parish Church of St. Andrew the Apostle, Holt, with All Saints Church, High Kelling, Norfolk, <http://www.holtchurch.org/>

LEGISLATION

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

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

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, 66). 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 harm¹⁸ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally incorporating 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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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.
	


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	<p>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.</p> <p>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.</p>
	


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	Two 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.
	


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.
	


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.
	

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 with unsympathetic signage. Single storey lean-to shop to right hand side with timber and glazed door and casement window to shop.




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 glided 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.




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.



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 glided 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.





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.
	

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.





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.




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.






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.
	


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.
	


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 bruck, 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	Proposed 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.
	


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.
	

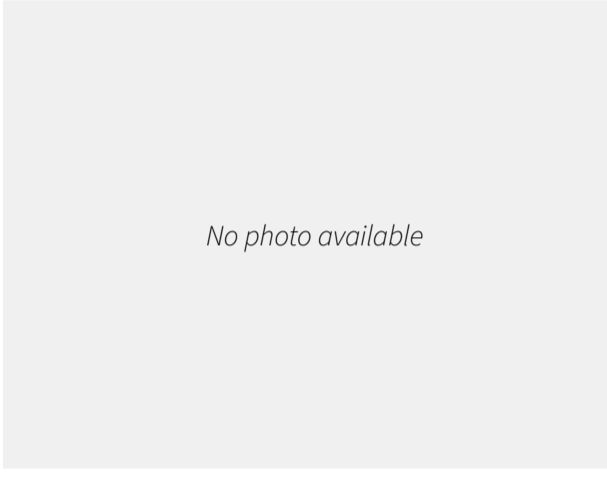
Address / Building Name	27 and 29 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373764
Brief History	C18/ early C19
Brief Description	Houses. Both two storey, hipped red clay pantile roof. No.27 flint and red brick dressings timber sash windows.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


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.
	


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.
	


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.
	

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.





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.
	

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 two 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.
	

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.

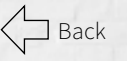


Address / Building Name	8 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373746
Brief History	Mid C19
Brief Description	Former barn, now shop. Single storey. Brick but much of the main (south) façade has had large modern glazing added for shop 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.





Appendix D


Full Size Plans

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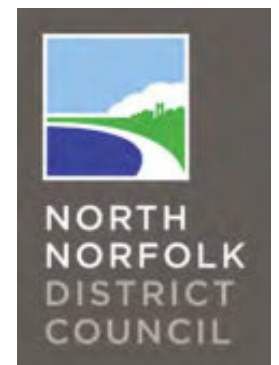
**Replace with
Layered PDF**

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Letheringsett and Little Thornage

Conservation Area Appraisal and Management Plan

Second Draft: September 2020

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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.

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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.



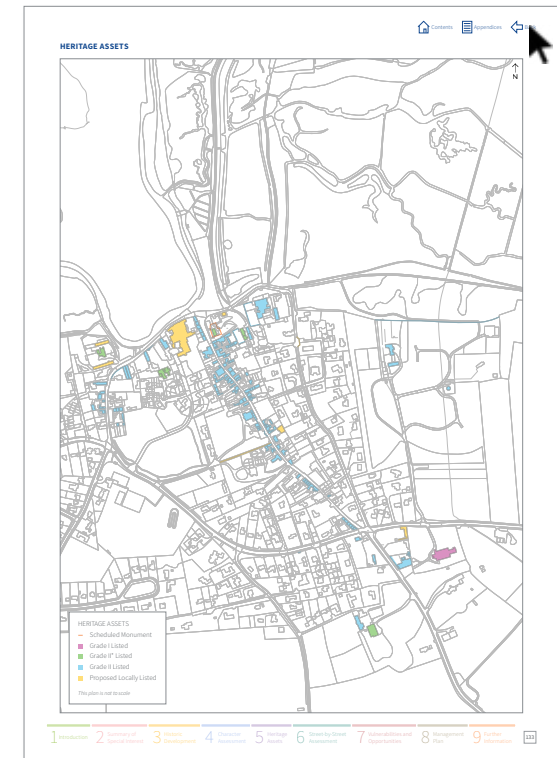
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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.



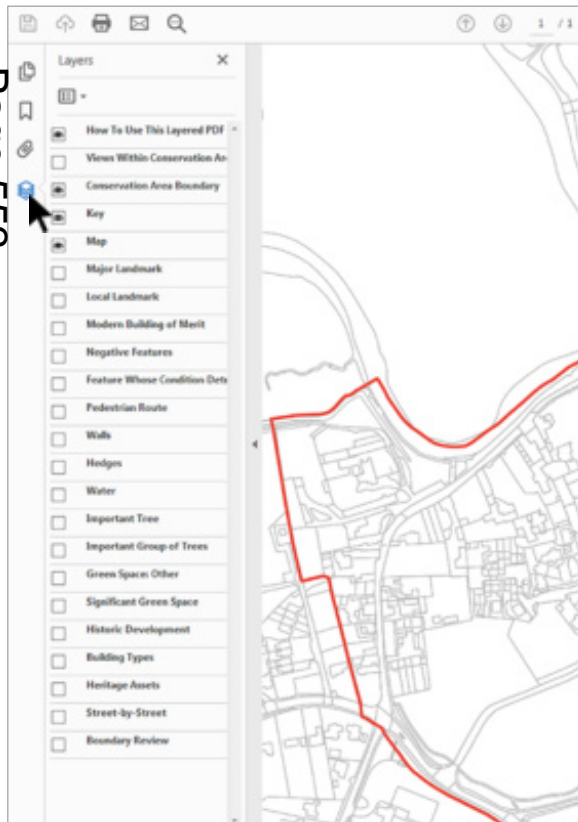
How to Use the Layered PDF in Appendix D

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.

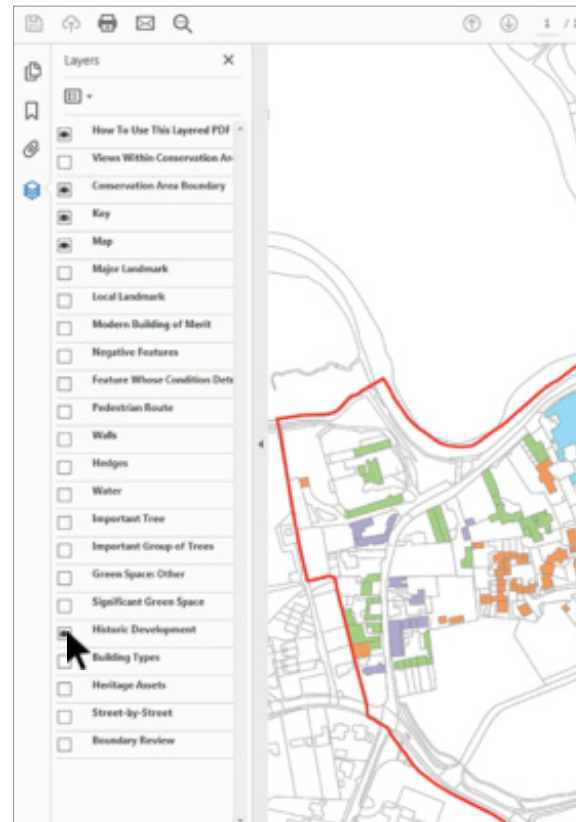
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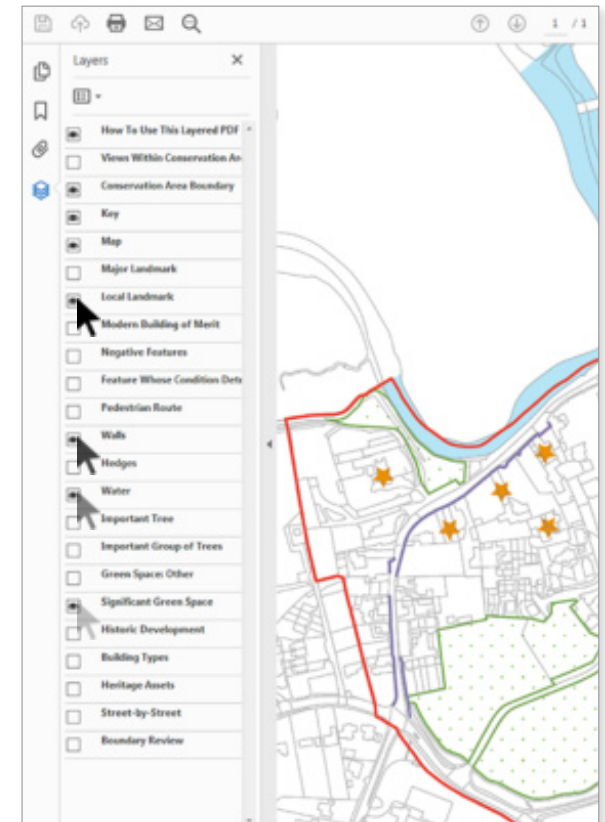
Viewing Different Layers

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 Letheringsett and Little Thornage 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.

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Appendices



Back

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

1.1 LETHERINGSETT AND LITTLE THORNAME CONSERVATION AREA

The Letheringsett and Little Thornage Conservation Area was originally designated in 19XX. The designation covers the village of Letheringsett, focusing on Holt Road, with Church Lane, Garden Lane and Riverside Road branching off to the north and south. Little Thornage to the south consists of a few buildings around the junction of Thornage Road and Riverside Road.

Letheringsett is first referenced in the Domesday book of 1086, 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 eighteenth/early nineteenth century, is another important building in the village, with the rest of the residential buildings consisting of cottages and small white Georgian houses. Farm buildings are also on the periphery of the village, some converted to residential.

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

A section of Blakeney Road north of the Conservation Area, which includes several attractive cottages, is proposed for inclusion within the boundary (see section XX) and is therefore discussed in the appraisal to assess its character and appearance.

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


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

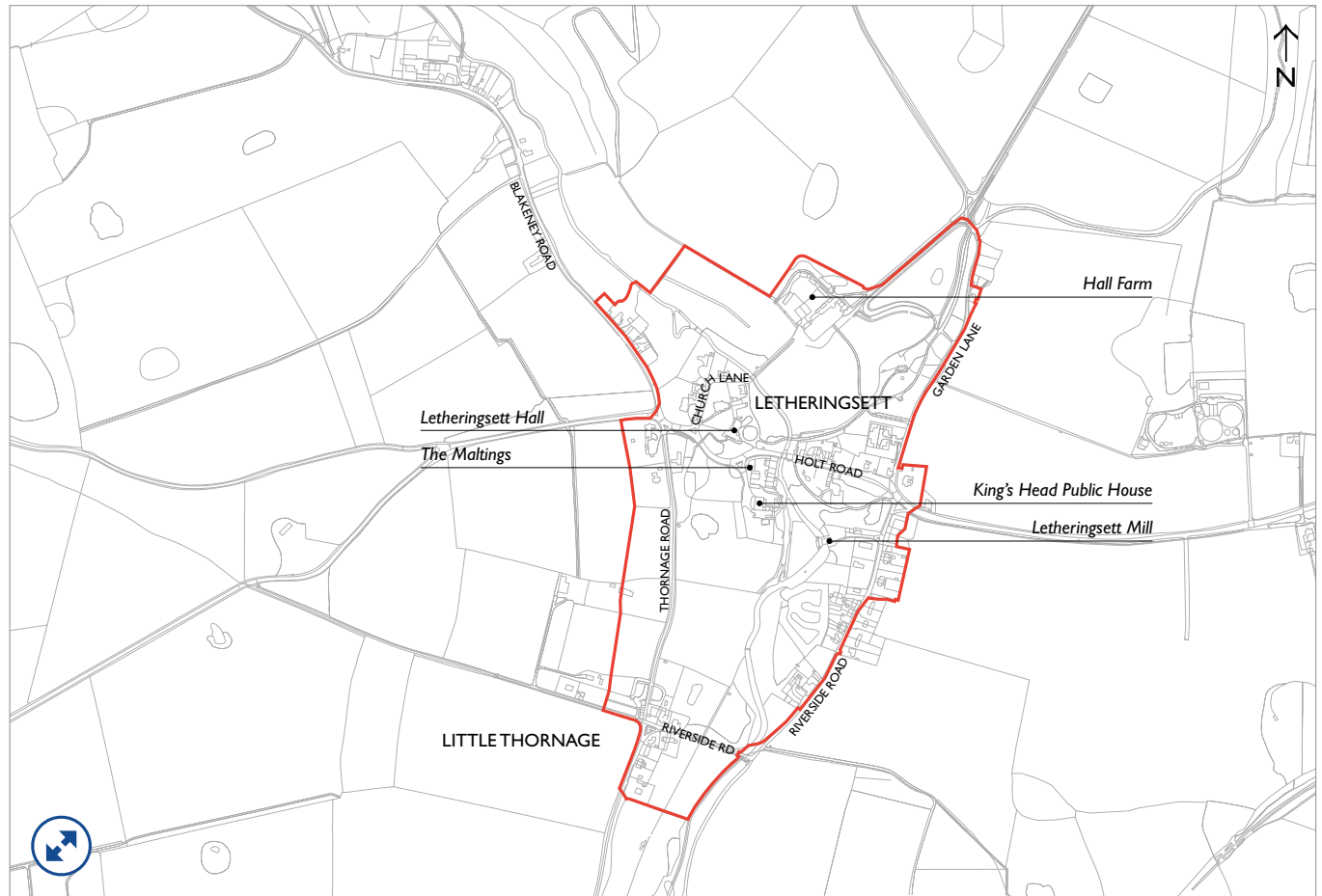
If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public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

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* 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 Letheringsett and Little Thornage Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf

KEY

 Conservation Area Boundary



Letheringsett and Little Thornage 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.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.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 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.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces 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 the Letheringsett and Little Thornage 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;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**



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. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) 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 the public thoroughfares within the Conservation Area.

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Definition of a Heritage Asset

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

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

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

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- 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 Letheringsett and Little Thornage Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.



1.5 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.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 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 Letheringsett Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period in January and February 2021. This includes the publication of the draft document on North Norfolk District Council's website.

Other means of consultation carried out include:

- 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.
- A feedback form was made available on NNDC's website to invite comments from Town and Parish Councils and other interested groups or individuals who have information which could inform the Appraisal.
- Opportunity for review of the draft appraisal by Letheringsett Parish Council

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).



Section 2

Summary of Special Interest

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

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2 Summary of Special Interest



Letheringsett is a village on the River Glaven that found prominence through milling and brewing. Grander buildings, such as Letheringsett Hall and polite Georgian houses, demonstrate that the village was more well-to-do than smaller rural villages in the vicinity. However, Letheringsett and Little Thornage also demonstrate more modest worker's cottages and rural farms which are characteristic of the Glaven Valley.

Letheringsett has been in existence since at least 1086, being mentioned in the Domesday Book and with a church originating in the Norman period. A mill is also recorded in 1086 and one has remained on the same site since then, though rebuilt a number of times. The mill is one of only five which survive in the Glaven Valley, where there was once 16, and it is unique in being the only one still in use today after an award winning restoration in the 1980s. This part of the village's history gives it a particular link to the history of the wider Glaven Valley area.

Malting and brewing were also key industries in Letheringsett, with John Brereton starting a brewing business in the early eighteenth century and William Hardy Junior establishing the malt kilns in the early nineteenth century.

There were several different owners of the Old Hall and Letheringsett Hall throughout the centuries, though the Hardys seem to have made a particular mark on the village, potentially being responsible for the south front of Letheringsett Hall as well as rebuilding the rear range and stables/coach house, building the malt kilns, digging reservoirs, tunnels and bridges, and the tun house. The village therefore has a strong historical link with this family.

Letheringsett and Little Thornage also have an agricultural history, with several farms on the outskirts of the villages. Hall Farm, associated with Letheringsett Hall, is the largest, with several impressive barns and outbuildings. Others are more modest and

demonstrate typical farm planning with buildings arranged around yards. Smaller workers' cottages are dispersed through the villages, mainly in Little Thornage, Riverside Road and Blakeney Road. There is an interesting contrast between these vernacular buildings and larger more prosperous houses, built in the fashionable Georgian style, concentrated on Holt Road and around the north end of Thornage Road.

There is a co-ordinated palette of materials in the Conservation Area, of stock and red brick, flint, stone and pantiles. The Conservation Area is enhanced by much greenery, with lots of mature trees, hedges and open fields between groups of buildings. The wider setting outside the Conservation Area provides a green, rural setting. The River Glaven is also a key natural feature, with views of the riverbed possible from several locations. Views of key buildings are also important, particularly the focal points of the tun house and malt kilns on Holt Road, as well as more general views along streets and across open spaces.



Section 3

Historic Development

This section describes the history of Letheringsett and Little Thornage and discusses how the settlement pattern has developed over time.

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[3.2 Early History](#)

[3.3 Medieval](#)

[3.4 Sixteenth and Seventeenth Centuries](#)

[3.5 Eighteenth Century](#)

[3.6 Nineteenth Century](#)

[3.7 Twentieth and Twenty-First Century](#)

3.1 INTRODUCTORY SUMMARY

Letheringsett is first referenced in the Domesday book of 1086, with the church dating from the eleventh century. The River Glaven runs through Letheringsett, where the large mill, brewery and maltings by the river dominate. Letheringsett Hall, dating from the early nineteenth century (with the south front dating to the early eighteenth century), is another important building in the village. The rest of the residential buildings comprise former estate workers' terraced or semi-detached cottages and small polite Georgian houses. Farm buildings are also on the periphery of the village, some converted to residential.

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Little Thornage is a hamlet to the south of Letheringsett. It consists of small vernacular cottages and barn conversions. The farm here dates back to the late seventeenth century. 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. Today, most farm buildings in Little Thornage have been converted for residential use.

3.2 EARLY HISTORY

Human settlement in the area dates from the Neolithic period, with evidence of human activity illustrated by chipped axeheads, flint and a knife, as well as pottery. The area was inhabited during the Bronze Age, evidenced by the presence of ring ditches as well as assorted artefacts such as axeheads and other tools. Whilst structural remains have not been found from the Iron Age or the Roman period, pottery fragments, jewellery and coins have been found from both periods and a male burial site has been found in the parish from the Roman period.⁰⁴

Letheringsett was recorded in Domesday Book (1086) as 'Leringasetta'; the entry records 18.5 households and two owners, Walter Giffard and Oslac of Letheringsett.⁰⁵ It also records a mill; a later mill remains on the site today. The name of the settlement is thought to derive from the Old English for 'Leodhere's Fold'. Following the Norman Conquest, a Norman called Grimbald acquired Thorpe besides Letheringsett. He had three sons, one of which, Edmund, became the rector of Letheringsett. Their descendants took the name Jordan and this family owned Letheringsett and resided at the main manor, the Old Hall, until the fifteenth century. The Old Hall was most likely on the position of Hall Farm, which survives today to the north-east of the church with fabric dating to the early seventeenth century.

3.3 MEDIEVAL

The parish church of St. Andrew dates back to the eleventh and fourteenth centuries. The round west tower is the earliest fabric, dating to the Norman period, except the windows at the top, which date to the fifteenth century. Round towers are prevalent in Norfolk as the shape of local flint pebbles and hewn stones lend particularly well to round towers as opposed to square corners.⁰⁶ The tower arch with grotesque figure corbels and the arcades between the nave and aisles, probably date to c.1300.⁰⁷ The clerestory and aisle windows date to the fifteenth century.

In the early fourteenth century, Peter le Povere, whose family were from Stody, came to live in Letheringsett at the Old Hall. Le Povere appears to have been a controversial character, against whom a number of complaints were lodged including his rumoured breaking into the house of the treasury at St. Albans Abbey and carrying away goods and writings, as well as breaking into Edgefield Hall and felling trees and fishing fishponds.⁰⁸

The Lavile family married into the Curson family in the fifteenth century. The Cursons were seated at Letheringsett for several generations, after which the estate passed to the Heydon family. Each of these families lived at the Old Hall.



3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

Thomas Kinge, who became the rector in 1623, bought and lived in the Hall, which was on the position of the present Letheringsett Hall. It was used as the parsonage for the larger part of the seventeenth century. The Bond and Donne families owned the Hall for the rest of the century.

Glaven Farmhouse in Little Thornage dates from the late seventeenth century, making it one of the oldest buildings in the parish. It passed through the hands of the Girdlestone family and then the Burrell family in the seventeenth and eighteenth centuries.

There are several other historic farm buildings dating from this period and pre-dating the Tithe Map of 1834, including Riverside Farm on Riverside Road (dating back to the early seventeenth century), Hall Farm (house built around 1600) and Meadow Farm on Blakeney Road (dating from the late sixteenth and seventeenth century).

3.5 EIGHTEENTH CENTURY

Early in the eighteenth century, John Brereton of Brinton bought the Hall and the brewery opposite; it is thought that he began the brewery business as his eldest son (also John) is described as a brewer in 1715.⁹ The Brereton's may be responsible for the south front of the Hall, which resembles nearby Holkham.¹⁰ John Brereton acquired the mill in c.1721 and most likely combined milling with brewing.

The brewery and the watermill, which was described as in ruins, was sold to John Priest of Sherringham in 1754, who also acquired the Hall. Priest reportedly rebuilt the watermill, which had burnt down in 1720, before bankrupting himself. It is also possible that Priest was responsible for the south front of the Hall, which may also have contributed to his insolvency.¹¹ Both the brewery and watermill passed to William Colls of Letheringsett in 1756, a prosperous Quaker who owned properties at Holt, Blakeney and Thornage. Richard Rouse purchased the mill in c.1777 and built the Mill House in c.1800, which remains today as

Glavenside.¹² The Hall passed to Edmund Senkler of Barwick in Brakes and his son, Charles, sold to Henry Hagon. At this stage, the Reverend John Burrell, rector of Letheringsett, owned the farm at Little Thornage.

The Girdlestone family acquired the Old Hall at Letheringsett in 1724, following this it passed James Hewitt whose family were connected with the Girdlestons.¹³ In 1800, Hewitt's son sold the Old Hall to William Hardy.

William Hardy bought Letheringsett Hall in 1780. He also bought the brewery and 50 acres of land. He and his son, also William Hardy (Junior) developed a flourishing brewing business. William Hardy Senior determined to make good use of waterpower for his malting business and to provide pumped household water. However, he was not able to build a dam, which would have held up the outflow from the Domesday mill, so instead deepened the river below the brewery mill wheel, creating a waterfall just north of the road bridge. His son, William Hardy Junior, succeeded his father and acquired the Hall and the main estate in 1797.



One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Letheringsett as a relatively small settlement on the Blakeney Road from Cley to Holt, via Glandford. The river Glaven is shown running through the settlement with a mill astride it to the south of the main development in Letheringsett. A cross indicates St. Andrew's Church at the centre of Letheringsett and annotations pick out a Hall, a parsonage and a brew office. The Hall, which is to the north-east of the church is most likely the Old Hall, now Hall Farm. What is now Holt Road had not yet been detoured in a loop around the Hall pleasure grounds. Little Thornage was a much smaller settlement, positioned around a small green to the south of Letheringsett at the junction of Thornage Road and Riverside Road.



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



3.6 NINETEENTH CENTURY

The mill was rebuilt in 1802, having burnt down in 1754; this mill remains today and its waterwheel and driving mechanism survive.

William Hardy Junior carried out a series of developments in Letheringsett in the early nineteenth century, transforming the appearance of the village. He built malt kilns for the brewery in c.1800 and in c.1805 he dug a reservoir on high ground to serve the Brewery and built a tunnel under the main road to connect his front garden with the reservoir. He also diverted what is now the Holt Road in a loop around his pleasure grounds in front of the hall, formed out of newly acquired land from the rector where the parsonage once stood. The re-routing involved the demolition of part of the King's Head and the rebuilding of the present inn a little to the south.¹⁴ In accordance with this diversion, he also altered the road to the church, providing an access to the west rather than through his garden. He built three bridges over the Glaven; the one at Letheringsett dates to 1818. It is reputed to be the flattest bridge in the country, rising only 16 inches.¹⁵ He also carried out significant planting on the hills surrounding Letheringsett.

At the brewery, a tun room was built in 1814, which bears William Hardy Junior's initials and date. In 1823, a connecting range of buildings fronting the road was added to the north (this range later burnt down). Shortly afterwards, in 1827, a devastating fire struck the malthouse, which was reconstructed.

When Richard Rouse's son died in 1826, the mill estate was sold at auction and bought by William Hardy, who changed the course of the river below the mill (it formerly ran across what is now the bowling green at Glavenside).

William Hardy Junior also altered the Hall itself, the addition of the south front earlier in the century had made it T-shaped like many farmhouses in the area. In 1832 he rebuilt the old (north) part of the Hall in its entirety, which remains today. He built the stables and coach-house in c.1843. William Hardy Junior, who was a generous benefactor of the Methodist Cause and who financed the old and newer chapels in Holt, died in 1842.¹⁶ William H. Cozens-Hardy inherited following the death of Hardy Junior.

Tithe Maps provide a more detailed representation of the layout and landownership in Letheringsett and Little Thornage in the 1830s, which were situated in two different parishes (as they remain today). Since Faden's map, the open fields and commons had been divided and allotted, under the Holt and Letheringsett Inclosure Award of 1810.

The development in Letheringsett was concentrated around the Holt Road (now the A148), with more dispersed development off the Blakeney Road and outlying farms to the north and the south. The major landowners were William Hardy and James Cobon each with two to three hundred acres. Other landowners included Sir Jacob Astley, George Nathaniel Best, John William Burrell, Sir Richard Paul Jodrell and Elizabeth Wrench. The map marks the Hall in its present position and William Hardy Junior's recently added stable range. It also shows that since Faden's map, the main road (now Holt Road) had been diverted into a curve around Hardy's recently acquired land. The map illustrates the expansion of the brewery site under the Hardy family, which now comprised a brewhouse, malt kilns and a tun house as well as a number of ancillary buildings. The reservoir serving the site is visible to the west. Another significant building, Letheringsett Lodge, is shown at the junction between Holt Road and Thornage Road; this building, one of the oldest dwelling-houses in the village, dates back to the sixteenth century.

To the south, Little Thornage had a couple of farmhouses with a few timber farm buildings, as shown on the Letheringsett Parish Tithe Map. The green was now occupied by a farm building. The Thornage Tithe Map shows the development on the south side of Riverside Road, which comprised a number of houses, mostly along the east side of the Thornage Road.



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Tithe Map, Parish of Letheringsett, 1834 (Norfolk Record Office: DN/TA 53) ***permission pending***

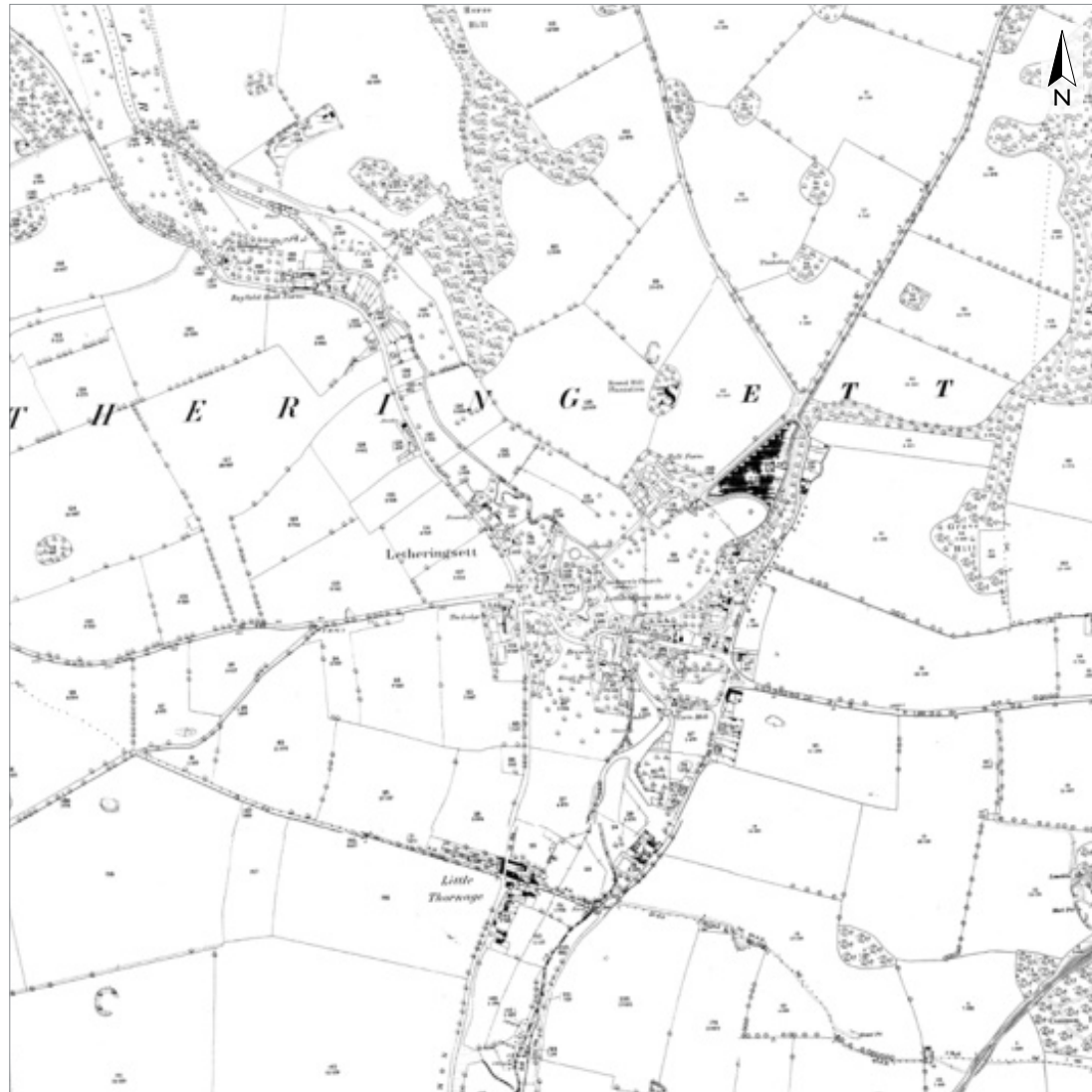


Tithe Map, Parish of Thorne, 1838 (Norfolk Record Office: DN/TA 230) ***permission pending***

The 1881-1887 OS map provides the first geographically accurate illustration of Letheringsett. The map demonstrates Letheringsett's productivity and its self-sufficiency as a settlement, showing a broad range of building uses and industries. Annotations pick out important buildings such as Mill House just to the north of the corn mill and the King's Head Public House to the south of the brewery. A rectory had been built (in c.1835) just to the west of the church graveyard. The industrious nature of Letheringsett, centred around the river, is indicated by the various infrastructure for converting water to power such as sluices, hydraulic rams and fountains. Several farms had been extended in the late nineteenth century with the provision of new barns and outbuildings, for example Hall Farm and Riverside Farm. Terraced estate cottages in groups of three were built along Riverside Road in the early 1870s indicating the increase in estate workers and the industrial success in Letheringsett. Several small buildings and farm outbuildings had been added at Little Thornage since the earlier Tith Map.

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William Butterfield restored the church in c.1889 and built the gabled south porch under the patronage of Sir Alfred Jodrell of the nearby Bayfield Estate. Upon the death of William H. Cozens-Hardy in 1895, the brewery complex was sold to Morgan's Brewery of King Street Norwich, who used the site for the manufacture of soft drinks such as ginger beer.



1881-1887 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

3.7 TWENTIETH AND TWENTY-FIRST CENTURY

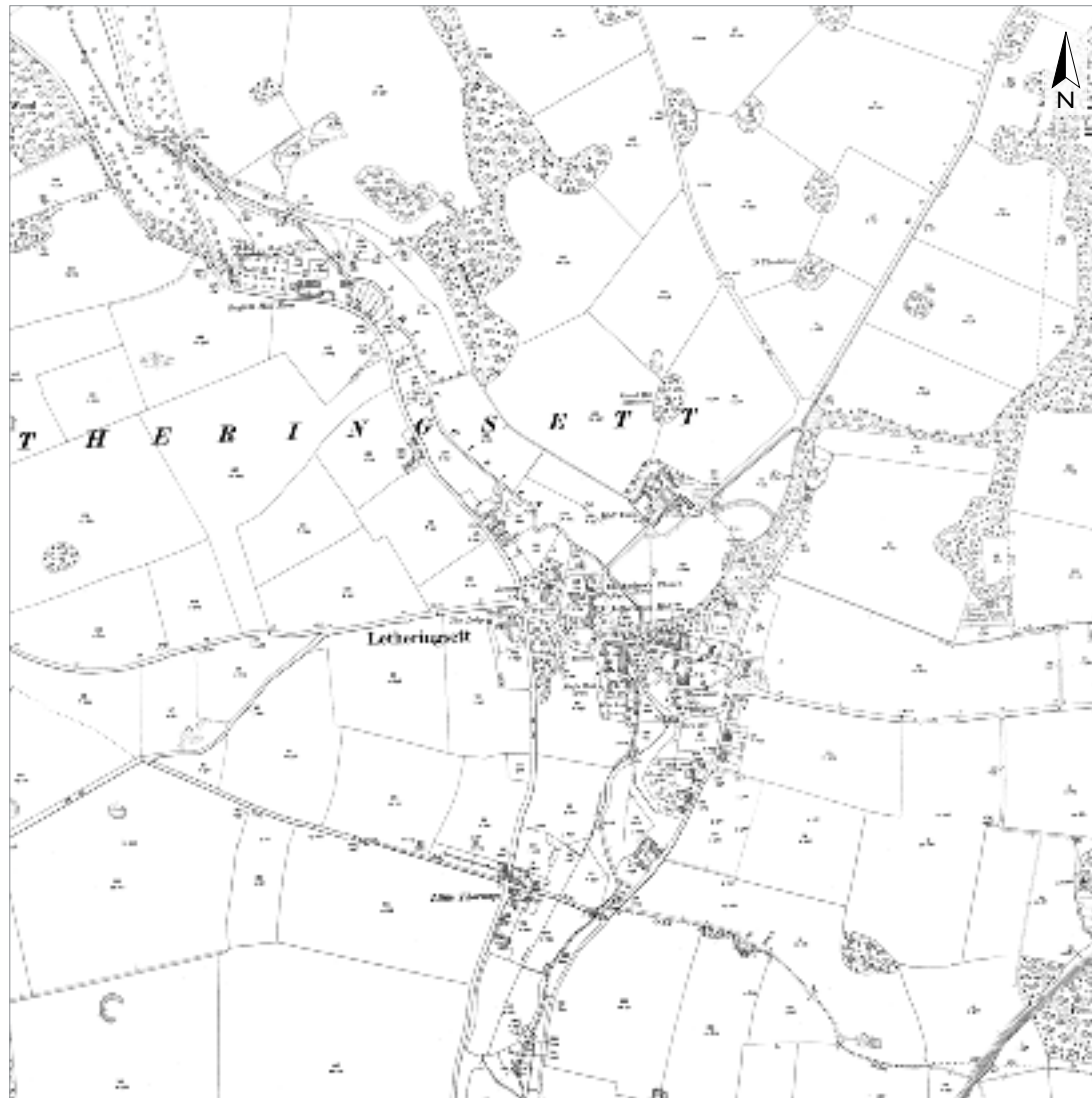
The following photograph of Letheringsett Hall dating to c.1900 shows the classical south front (c. early/mid eighteenth century) and the pleasure grounds in front of the house, bound by a decorative metal fence. The Norman church tower is visible behind the Hall.

The early twentieth century OS map shows only minor change in Letheringsett: the Old Chapel was built on the west side of Riverside Road and Hall Cottages were built to the north of the Hall. A new sluice was marked and two extra footbridges added over the Glaven. Little Thornage too only saw minor change to the arrangement of buildings on the east side of Thornage Road.

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South front of Letheringsett Hall and the Norman church tower, c.1900 (Norwich Heritage Centre: C/LET 17789) ***permission pending***



1905-1906 1:2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

The early twentieth century saw the construction of the Village Hall (1910) just to the east of the junction between Workhouse Lane (now Garden Lane) and Holt Road (currently just outside of the Conservation Area boundary). During the First World War, the Mill House was used as officers' quarters and later as a Red Cross hospital.

The photograph below shows a view from William Hardy Junior's 1818 bridge looking east along the Holt Road with terraced cottages on the left-hand side, which pre-date the Tithe Maps (1834 and 1838).



*The Village, Letheringsett, c. early/mid twentieth century (Norfolk Heritage Centre: C/LET) **permission pending***

In the 1930s, the brewery site was being rented by Warne & Bicknell, a motor haulage firm, when the brewery building was burnt in 1936, causing it to be pulled down. The brewery lost its north range fronting the road and its original L-shaped outline.

In 1936, a fifth bay was added to Letheringsett Hall and the tower was extended by John Page for the Cozens Hardy family.

From the mid twentieth century to the present, the settlements of Letheringsett and Little Thornage have expanded around the peripheries, particularly along Riverside Road and Thornage Road in Letheringsett, and Thornage Road and the road linking the Holt Road and Riverside Road in Little Thornage.



View of the south end of the brewery and maltings showing the River Glaven in front, 1946 (Norwich Heritage Centre: C/LET 22474)



The mill was restored from 1982 when all working parts were overhauled. The building received the Graham Allen Award for Conservation in North Norfolk District in recognition of its high standard of workmanship.

The Letheringsett Estate was sold by the Cozens-Hardy family in 1992 to Robert Carter (except the pub and mill). Upon failure of Carter’s scheme to convert the brewery to multiple dwellings, he sold the site to another developer, from which point the brewery became empty and slowly deteriorated. The brewery site has since been restored and converted for residential use, with part of the malthouse as a holiday home.

The Hall became a care home, which it remains, and the mill still functions, making and selling flour in the traditional manner and demonstrating to visitors.

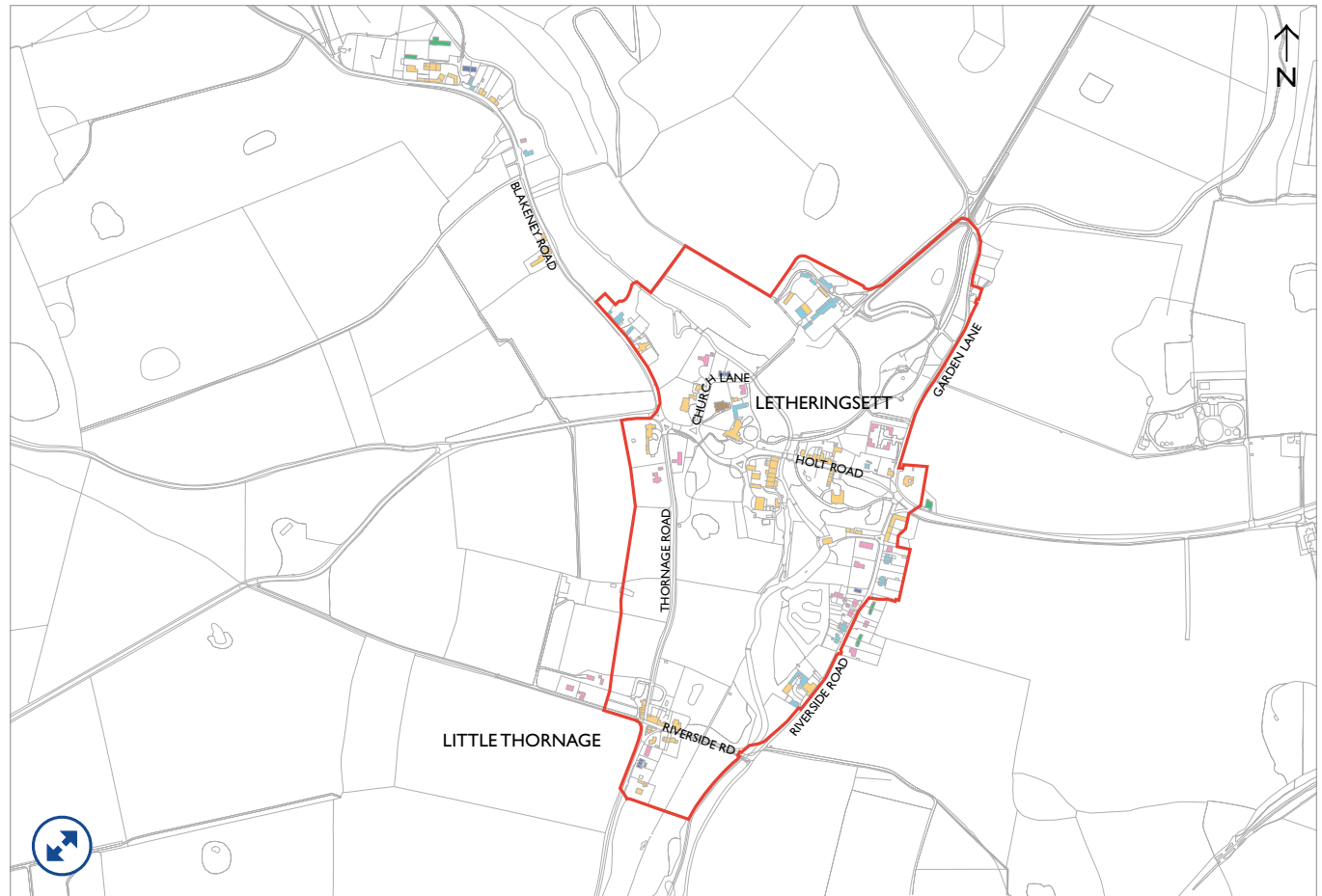
Today Letheringsett forms part of the Letheringsett with Glandford civil parish, including the village of Letheringsett along with the hamlet of Glandford. Little Thornage is part in Letheringsett with Glandford Civil Parish (buildings on the north side of the green), and part in Thornage Civil Parish (buildings on and to the south of the green).

KEY

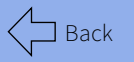
- Conservation Area Boundary
- 11th and 14th Century Church Fabric
- Pre-1834
- 1842 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1950
- 1950 to Present

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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Historic Development 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.



Section 4

Character Assessment

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

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- [4.2 Setting and Views](#)
- [4.3 Townscape, Spatial Analysis and Greenery](#)
- [4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The Conservation Area covers most of the village of Letheringsett, except for a spur running north up Blakeney Road, plus the hamlet of Little Thornage close by to the south. It is located 1.5 miles west of Holt, 24 miles north-west of Norwich and approximately 4 miles south of the north Norfolk coast. Letheringsett is located on the River Glaven, which passes through the Conservation Area from south to north. Riverside Road crosses the road at a ford, while a bridge also passes over the river on Holt Road.

The land slopes gently down towards the river bed on either side, while the land is generally higher at the northern end of the Conservation Area, sloping down towards Little Thornage. The area around the brewery and Mill is set within a dip where the road winds up away from the river to the east and north-west.

The ecology of the locality is a key part of its special interest, which encompasses the rich habitat of the River Glaven. Letheringsett and Little Thornage are located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁷ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.



KEY

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

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Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

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.

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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.

At Letheringsett and Little Thornage the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape and Settlements

Letheringsett is generally surrounded by agricultural land, some arable and some used for pig farming. This land consists of open fields bound by hedges and trees, interspersed with small copses and woods. Generally, because of the topography of the landscape, with Letheringsett partly set in a dip, the agricultural landscape is visible in the setting of the village from a relatively limited number of places, such as to the east of Garden Lane, around Hall Farm to the north and on both sides of Thornage Road. Further south in the Conservation Area, towards Little Thornage, the land becomes flatter and the open fields are more prominent in the setting of the hamlet.

To the north is the more formal landscape of Bayfield Hall, where the parkland has been set out with driveways and a lake (under which the River Glaven passes) around the eighteenth century house.

The River Glaven runs through Letheringsett. The river plain is denoted by a greater level of vegetation and trees growing along the river bank. The river has its source at Baconsthorpe and leads through the Glaven Valley to the sea between Cley-next-the-Sea and Wiveton.

Letheringsett is one of several villages set on the River Glaven and one of the few which has a former water mill building surviving. 16 mills were recorded on the river in the Domesday Book of 1086 and milling was a key industry in the Glaven Valley until recent times, when it died out in the twentieth century, leaving only five mill buildings surviving. Letheringsett Mill is the only one still in use today. Milling shaped the course of the river, with sections straightened and deepened to enhance water flow (though some areas have been re-meandered in the twenty-first century), and mill ponds created through the insertion of dams. The river at Glandford is one such section where the water course has been manipulated to divert the water course to the mill building and form a mill pond.

Letheringsett lies close to Holt, the principal market town in the locality, which has long been a hub for commerce and is the largest nearby settlement.



Rolling agricultural landscape to the north of Letheringsett



4.2.2 Views into and within Conservation Area

The topography of Letheringsett means that there are limited long distance views into the Conservation Area from the surrounding landscape. The church tower is just visible from Wall's Lane to the north-east when travelling down the hill towards Letheringsett (View 01).

Within the Conservation Area some of the key views are around the brewery on Holt Road, where there is a concentration of larger scale buildings, such as Letheringsett Hall (view 02), and the Kings Head public house. These larger buildings are complimented by a green setting and open space of a field and the river bed stretching out to the south (view 02). As the road steeply down in a curve from west to east the brewery is a key focal point in views moving along the road (view 04). Moving further east on Holt Road, the view is channelled first by the narrowing of the bridge and then by the row of cottages alongside the road, with a wall on the opposite side (view 05), until the road opens up wider to the east giving more of a sense of space. The same effect of channelling is obtained moving east to west on Holt Road (view 06).

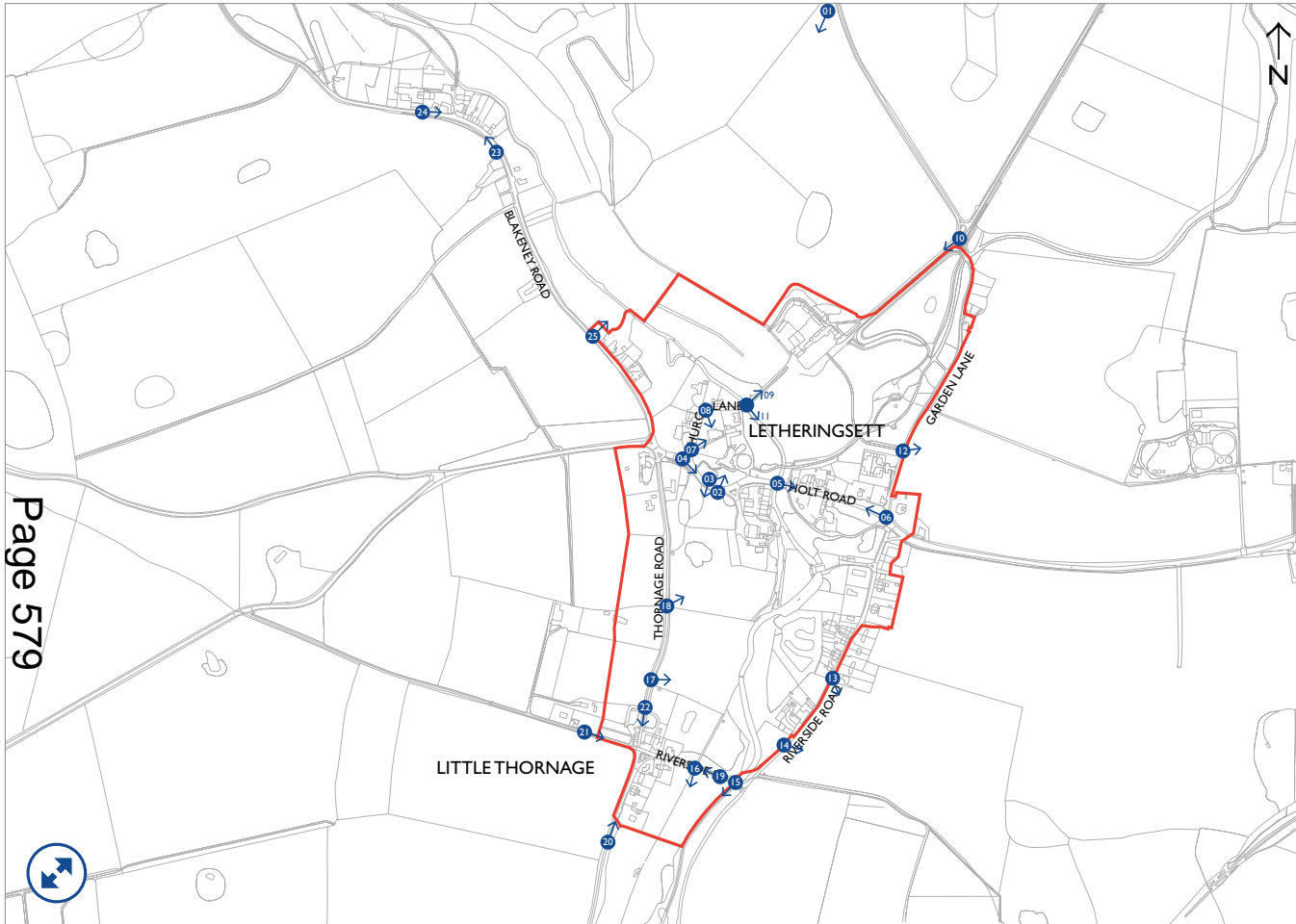
Views of the church at Letheringsett are limited within the Conservation Area because of the large mature trees in the churchyard. However, the church tower is an attractive feature in views within the churchyard itself (view 07) and from Church Lane (view 08). From Church Lane there is also a view of the buildings at Hall Farm across fields (view 09), plus another view of the farm complex from the gates on Wall's Lane (view 10). Views of the River are also afforded from the bridge linking Church Lane to the Hall Farm site (view 11). These views have a more formal feel as the River lies adjacent to well-manicured gardens.

Views out of and within the Conservation Area across wide open fields are quite dramatic, such as eastwards from Garden Lane (view 12), and south-east and east from Riverside Road (views 13 and 14). Some views across fields also encompass the natural riverbed such as on the east-west section of Riverside Road

looking south (views 15 and 16) and looking east from Thornage Road (views 17 and 18). The lush greenery and trees denote the position of the river in these views. The latter views from Thornage Road also afford glimpses of buildings on Riverbed Road and of the Mill, King's Head and brewery buildings.

In Little Thornage the house on the former green is a focal point in views looking into the hamlet from the north, south, east and west, with other cottages framing views (views 19, 20, 21 and 22).

The gentle curve of Blakeney Road (outside the Conservation Area but proposed for inclusion: see section 8.3.8) allows pleasant views of the houses alongside the road as the viewer moves north or south (views 23 and 24). The river bed is also visible from Blakeney Road (view 25).



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View 01

View from Wall's Lane looking south-west with glimpse of the church tower in Letheringsett



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View 02

View of Letheringsett Hall from Holt Road



View 03

View looking south from Holt Road across a field, with the trees on the left denoting the course of the river



View 04

View looking east down the sweeping road towards the brewery buildings



View 05

View looking east along Holt Road with the row of cottages channelling the view



View 06

View looking west along Holt Road



View 07

View of the church tower within the churchyard



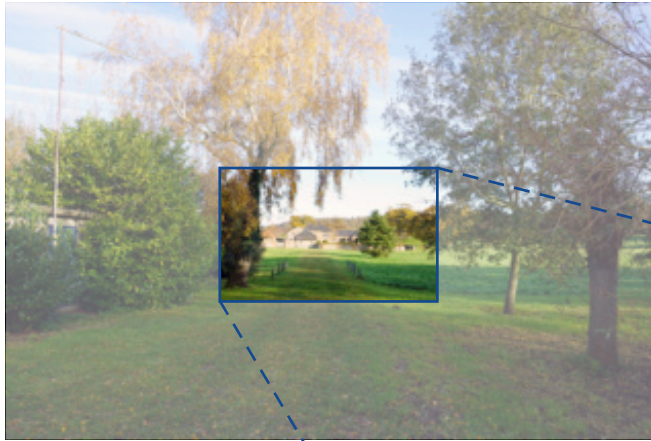
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View 08

View of the church from Church Lane



View 09

View of Hall Farm from the bridge on Church Lane



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View 10

View of Hall Farm from Wall's Lane entrance



View 11

View of River Glaven from the bridge on Church Lane



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 View 12

View over agricultural land looking east from Garden Lane



View 13

View looking south-east over fields from Riverside Road



View 14

View looking east over fields from Riverside Road



View 15

View looking south over the riverbed



View 16

View looking south over the riverbed



View 17

View looking east over fields within the Conservation Area from Thornage Road



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View 18

View looking east over fields, towards the Mill, from Thornage Road



View 19

View looking west along Riverside Road towards Little Thornage



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 View 20

View looking north towards Little Thornage



View 21

View looking east towards Little Thornage



View 22

View looking south towards Little Thornage



View 23

View looking north along the Blakeney Road



View 24

View looking south along the Blakeney Road



View 25

View looking east from Blakeney Road across the river plain



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4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The main streets in the Conservation Area of Holt Road, Riverside Road and Thornage Road, form a rough rectangle, with other roads branching out from the Area at the junctions of these roads. Riverside Road, as evidenced by its name, follows along the eastern side of the river, while Thornage Road and Blakeney Road continuing on from this follow the meandering course of the river on its western side. Development in Letheringsett is concentrated around the Mill and Hall, with smaller houses on the surrounding roads. There are many plots which are undeveloped in the Conservation Area, being still used for farming or are part of the riverbed.

Larger buildings, such as the Hall, Church, Maltings and King's Head, as well as a few other larger houses on Holt Road, Church Lane and Thornage Road, are set in larger plots with generous yards or formal gardens. Smaller houses are either detached or semi-detached and have small front and back gardens. Exceptions are a row of terraced cottages on the north side of Holt Road, which are set directly on to the street, and a few of the cottages in the northern cluster of buildings on Blakeney Road (currently outside the Conservation Area boundary).

Hall Farm is a large farm complex to the north of Letheringsett, with buildings set around yards. Smaller farm complexes are located at the south end of Riverside Road, north of the crossroads in Little Thornage in the northern cluster of buildings on the Blakeney Road.

4.3.2 Boundary Treatments

Most boundaries in the Conservation Area are in the form of hedges and trees, marking both field and property boundaries. Some field boundaries adjacent to roads have limited boundaries allowing views over the open spaces.

In Letheringsett there are more formal boundary treatments in conjunction with the hedges. Flint and brick walls bound several properties. Carved stone columns are used on the bridge on Holt Road, while stone dressings are also used on a bridge at the Church Lane entrance to Hall Farm, showing the status of these bridges.

One tall wall on the south side of Holt Road features a decorative flint and brick panel topped with a pediment.

Metal park style fencing is located around the churchyard, to the edge of some of the larger houses and entrances to Hall Farm. The churchyard also features an attractive wrought iron gate with finialled posts. Less formal timber post and rail fencing is used along the boundary of the field south of Holt Road and west of the Maltings Close boarded timber fencing set on top of the low wall around the Rectory on Church Lane and around part of the churchyard. There is also the occasional use of timber picket fencing.

In Little Thornage the boundary treatments are also informal, reflecting the more rural nature of the hamlet. Here hedges are mainly used.



Wrought iron gate to the churchyard



Flint walls and close boarded fence on Church Lane



Flint wall and metal gate to the churchyard



Flint, brick stone walls to a bridge leading to the south-west entrance to Hall Farm from Church Lane, with metal park fencing and gates



Hedges and timber post and rail fencing to Holt Road



Flint and brick wall to the Maltings site

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Flint and brick walls with carved stone columns to the bridge on Holt Road

Decorative panel in wall on Holt Road

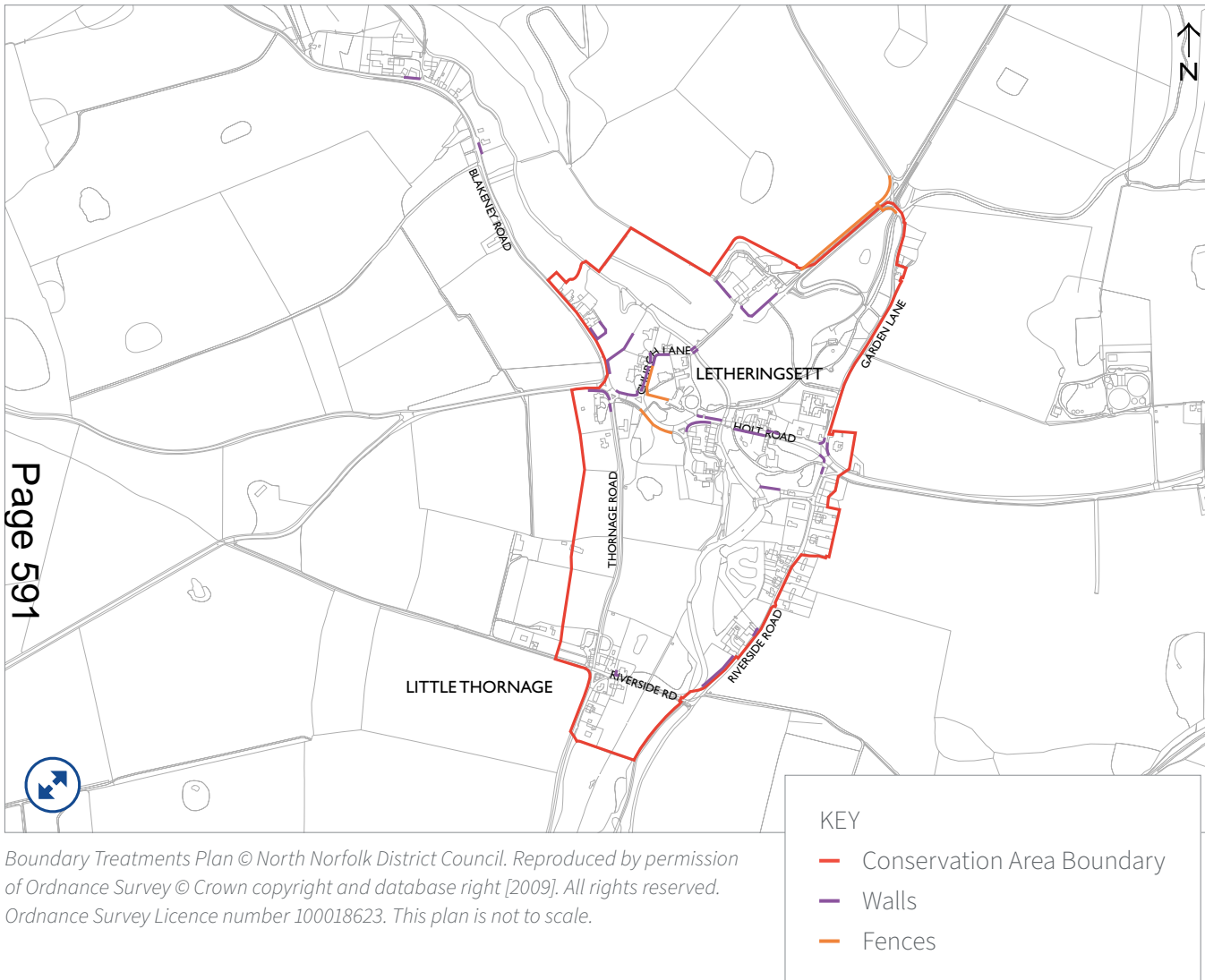
Hedges on Holt Road



Flint and brick wall on Riverside Road

Riverside road leading into Little Thornage, lined with hedges and trees

Metal park fencing to the Wall's Lane entrance to Hall Farm



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Boundary Treatments 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.

4.3.3 Public Realm

Road surfaces are tarmac. On the main Holt Road this is more formal, with a pavement on one side and white road markings. On the other roads the surfacing is less formal, with very minimal road markings. This helps to reinforce the rural character of these roads. Grass verges by the sides of roads and pavements also add to this rural appearance. The only other road and path surfaces are bound gravel to Church Lane, and loose gravel to some driveways and to pathways in the churchyard.

Standard road signage is limited and mainly concentrated on Holt Road where there is the most traffic. It is sometimes of a smaller size than usual, for example small speed limit signs in Little Thornage. There is an attractive cast iron village sign for Letheringsett on Thornage Road. A finger post sign is used in Little Thornage, which has a more traditional appearance for the Conservation Area.

There are a few timber benches set throughout the Conservation Area, which is a good traditional material that blends in. There is one red post box in Little Thornage and one on Holt Road set into the wall of a cottage which is painted black and is sealed so no longer in use.



Timber bench at the junction of Holt Road and Riverside Road



Timber bench on Riverside Road overlooking the riverbed



Letheringsett sign on Thornage Road



Post box in Little Thornage



Black painted post box on Holt Road



Gravel path at the churchyard

4.3.4 Open spaces, Trees and Vegetation

Much of the Conservation Area consists of open space, with large gardens and fields interspersed between buildings. The open fields on the edge of the village also contribute to the setting of the Conservation Area. Fields also line either side of the river, except in the centre of Letheringsett where there is the concentration of Mill and Maltings buildings.

The churchyard provides another open space, set out with historic gravestones. A small cemetery is also located on the west side of Blakeney Road (currently outside of the Conservation Area). Both provide more formal public open spaces.

Road junctions often feature triangular grassed areas, which all add to the general green character of the Conservation Area.

As well as hedge boundaries discussed above, the Conservation Area is densely populated with mature trees, in private gardens, the churchyard, on field and property boundaries and along the riverbed. Trees within the Conservation Area are protected and prior notice is required for any works to them.

The river also contributes water to the Conservation Area and is a constant presence in the Area, seen from many places. A large lake (late-twentieth century) is located at the Wall's Lane entrance to Hall Farm, while there are also a few ponds in private gardens.



The churchyard



Cemetery on Blakeney Road (currently outside the Conservation Area)



Mature trees and hedges at the ford on Riverside Road



Large trees south of Holt Road, with Letheringsett Hall glimpsed in the background

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Field looking across to the riverbed, lined with trees and vegetation, at the south end of the Conservation Area



Mature trees and hedge to Letheringsett Hall



Open Spaces, Trees and Vegetation 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

- Conservation Area Boundary
- Open Space
- Water
- Trees
- Hedges

4.4 ARCHITECTURE

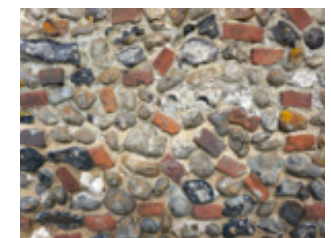
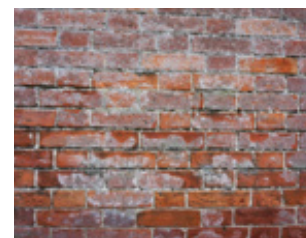
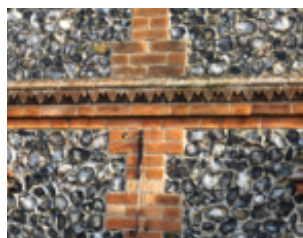
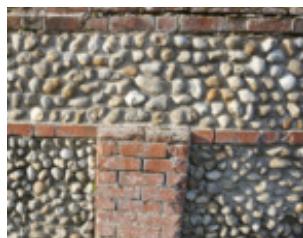
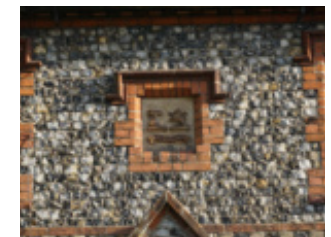
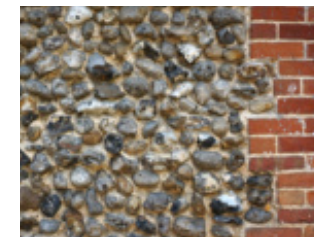
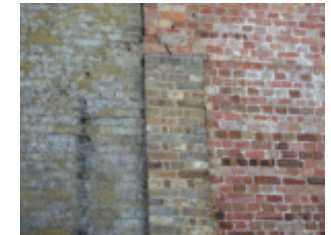
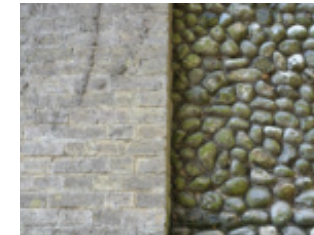
4.4.1 Materials

The traditional materials for buildings and walls in Letheringsett and Little Thornage are brick and flint cobbles, with red, or occasionally black, clay pantiles to roofs. Generally, the main face of the wall is in flint, with dressings in red brick. The brick is sometimes used quite decoratively, as hood moulds or string courses and cornices made with bricks set at an angle to create a zig-zag pattern. A few buildings have small terracotta decorative plaques.

Grander buildings move away from the use of brick and instead use stone for dressings and details. The church, the Rectory and Letheringsett Hall are all examples of this. The flint work on the church is also knapped in places rather than cobbles. Some of the smaller detached houses, which are more formal than the vernacular cottages, have wholly brick facades (either red or stock brick), as does the King's Head public house. There are a small number of rendered or painted buildings.

Historic doors and windows are timber, though there are a few examples of uPVC replacements (see section 7.2 for more details).

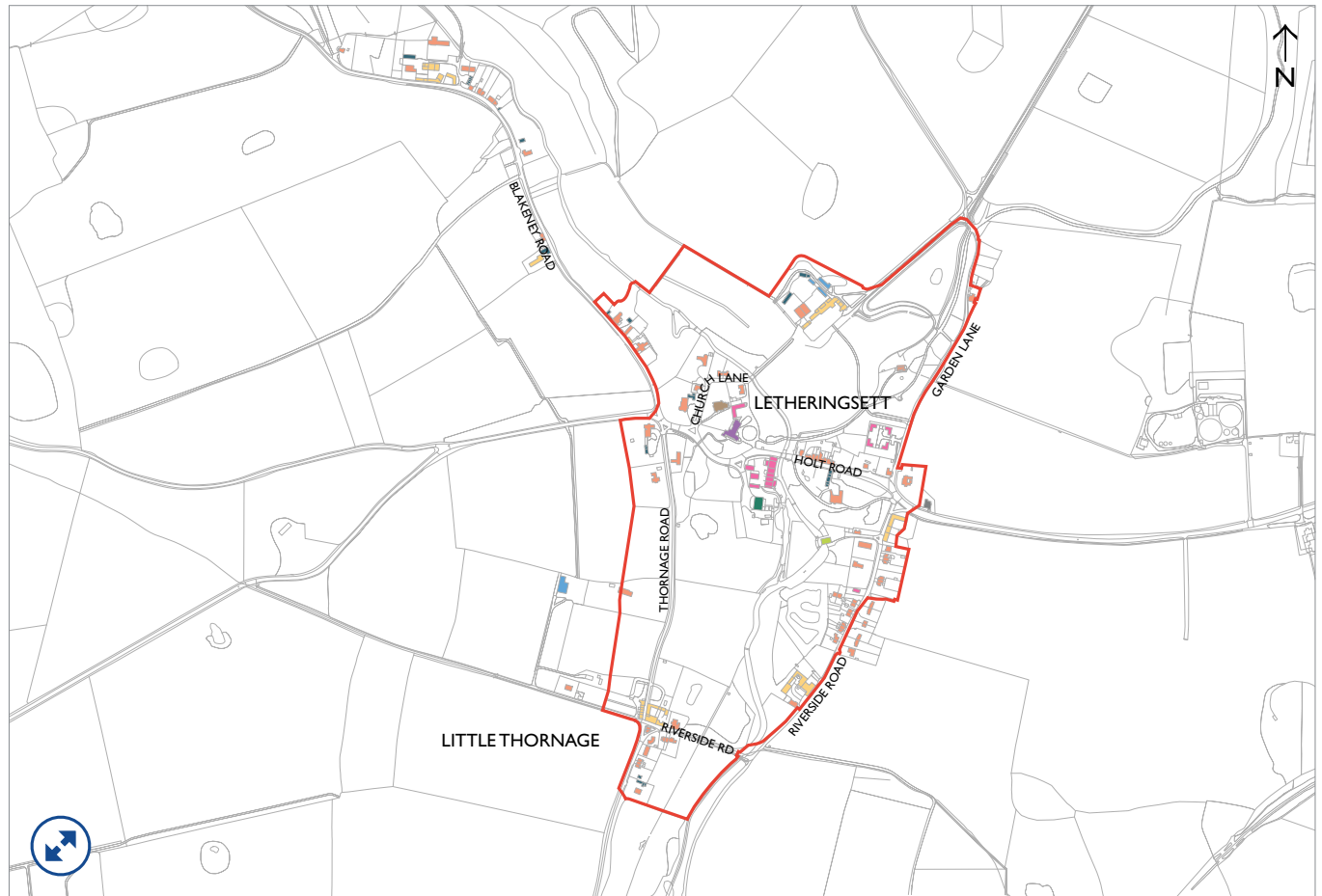
Materials Palette



4.4.2 Building Types and design

The majority of buildings within the Conservation Area are residential. Most of these are purpose built but some are converted agricultural buildings. On Garden Lane there are houses built into a former walled garden and the Maltings has been converted to residential use from the former maltings and brewery buildings. A Methodist Chapel on Riverside Road has also been converted to residential use. Letheringsett Hall, once a private dwelling, is now a care home. There are several other buildings with unique uses in the Area, such as the Church, the King's Head public house, and the Mill, the latter the only working mill left in the Glaven Valley. There are still a few farm buildings in agricultural use. However, most of the buildings have been converted to provide annexe, guest and office accommodation. There is a village hall on Holt Road (currently outside the Conservation Area).

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Building Types 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	
— Conservation Area Boundary	■ Care Home
■ Place of Worship	■ Public House
■ Residential	■ Mill
■ Agricultural	■ Agricultural
■ Agricultural Converted to Residential	■ Garage/Outbuilding
■ Other Converted to Residential	■ Village Hall

The Maltings

The group of former maltings and brewery buildings on the Holt Road are key buildings within the Conservation Area, acting as landmarks along the sweeping curve of the street. They date from the late-eighteenth/early-nineteenth century. The buildings at the north end of the group are large in scale, of two storeys with few window openings onto the street, due to their industrial nature. Those to the south are one or two storeys, with linear footprints. The roofs on these ranges are long and linear with red pantiles. The roof on the former malt kilns block at the north end of the main range has a distinctive pyramidal roof topped with wooden cowls with lead bases and copper heads.

The buildings are mainly stock brick, with some areas of red brick and flint infills. The arched recesses on the west elevation of the tun house are distinctive in the streetscape. The brick is used to create decorative elements on the main buildings, such as a rusticated plinth and stepped cornice on the tun house and string courses on the malt kiln. The ranges to the south are more vernacular in character. The north elevation of the malt kiln features a stone plaque commemorating the presentation of a coronation clock in 1937; bells for this clock are located at the top of the elevation, with the clock face on the west elevation. A long, curved flint and stock brick wall lines the roadside.

Windows are mostly timber casements and doors, where visible from the road, are either timber or glazing in timber frames. One metal framed window is located on the west elevation of the former malt kiln.



Stone plaque commemorating the presentation of the Coronation Clock



Bells for the Coronation Clock on the north elevation of the former malt kiln



The north elevation of the tun house, with stock brick decorative details and arched flint recesses



The distinctive roof of the former malt kiln, with the Coronation Clock on the west elevation



The King's Head Public House

The King's Head, c.1805, lies to the south of the brewery/maltings complex. It is a two storey building, constructed in a Georgian style, with a regular symmetrical façade. It is of stock brick with a slate roof, featuring a recessed central bay entrance. The main door is timber, with timber sash windows to the building and four distinctive large lamps attached at first floor level.

Letheringsett Mill

Letheringsett Mill, constructed in 1802 and a key building in the history of the village, is a large-scale building located on the river. It is red brick with black glazed pantiles to the roof and metal framed multi-paned windows. The roofline has distinctive three small gables to the east and west elevations. Doors to the building are timber plank doors, except for a first floor taking in door on the east elevation which is panelled. Internally the waterwheel and driving mechanisms survive, having been restored to working order in 1983.

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The King's Head public house



Letheringsett Mill, west and south elevations



Letheringsett Mill, east elevation



St. Andrew's Church

St. Andrew's Church is another landmark building in the village. It has a distinctive round tower, common in North Norfolk, and elegant knapped flintwork to the porch. Cobbled flint is used elsewhere on the building, with stone dressings. The roofs are partly lead and partly red pantiles. The building uses Gothic features typical of medieval churches, such as pointed arches to the doors and windows.

Letheringsett Hall

Letheringsett Hall is the largest dwelling in the village, with a grand and imposing front façade which features a large colonnaded portico with a deep cornice, in front of a symmetrical Georgian elevation. The building, 1809-32, is in stock brick, with stone dressings, with the ranges to the side and rear featuring flint, and slate roofs. Georgian timber sash windows are mainly used, though there are some casement windows and French doors on the west elevation.



St. Andrew's Church



Letheringsett Hall



West elevation of Letheringsett Hall, seen from the churchyard



Farms

Hall Farm is the largest farm complex in Letheringsett, with further smaller farms located on Riverside Road (Riverside Farm), at Little Thornage (Glaven Farm), and on the Blakeney Road (Meadow Farm and Home Farm). There are also a series of barns at the top end of Riverside Road.

The typical layout of farms is of long linear barns and other outbuildings arranged around courtyards, with the farmhouse set to one side. The farmhouses tend to be Georgian in style, though typically adapted from earlier buildings with the insertion of sash windows so they still have a vernacular character which melds with the character of the barns. The buildings at Hall Farm are the largest and most extensive, denoting the farm's importance as the manor farm.

Farm buildings tend to use the typical local materials of flint and red brick, with red or black glazed pantile roofs, though the farmhouse at Riverside Farm is rendered and painted, and parts of Meadow Farmhouse are also painted. Windows to farmhouses are timber, either sashes or casement windows. Doors are a variety of designs, though are timber, usually with some glazing to the upper half of the door.

Many of the farm outbuildings and barns have been converted into residential accommodation with the sensitive insertion of glazing into existing openings, such as into large doors at Pigotts Barn, or insertion of rooflights. Usually the style of these conversions

is traditional, though one in Little Thornage has been carried out using a modern style of glazing and weatherboarding, which is equally successful because of the high quality of the design.



Meadow Farmhouse, with Georgian sash windows inserted into an earlier building



Glaven Farmhouse in Little Thornage



Converted Pigotts Barn on Riverside Road



Converted barn in Little Thornage, using a modern style



Large scale buildings at Hall Farm



Converted barn at Home Farm

Houses

Houses within the Conservation Area range from small vernacular cottages to larger grand Georgian Houses. Cottages are either detached or semi-detached, though there is a row of terraced cottages on Holt Road, and they are concentrated on Holt Road, Riverside Road, in the southern half of Little Thornage and along the Blakeney Road, though there are also some on Church Lane and Garden Lane. The larger houses are detached and a located at the junctions of Church Lane, Holt Road and Thornage Road, with some at the east end of Holt Road and one further south on Thornage Road.

The larger houses are Georgian in style, typically with symmetrical facades and timber sash windows. They vary in materials, such as stone and flint at the Old Rectory, red brick to The Red House on Holt Road and painted render on Holt House, also on Holt Road. They mostly have black pantile roofs: a use of the vernacular tile type rather than the more sophisticated use of slate.

Older cottages are vernacular in character, smaller in scale, with small casement windows and simple timber plank doors. They are flint and red brick, with red pantiles. The two small cottages, now converted into one dwelling, on the former green at Little Thornage, are prominently situated and have an unusual wedge-shaped footprint, making them something of a local landmark.

Later cottages have been designed with more

decorative features. Red brick has been used to create details, such as string courses, hood moulds and cornices, with date plaques on some houses. Some windows are more elaborate, with pointed arch details to the glazing bars. Several of these are estate cottages and form a group (Nos. 1-6, Hobbs Cottage, Middle Cottage and Honeysuckle Cottage Riverside Road). One house on Blakeney Road has distinctive Dutch gables and forms a group with buildings constructed in Glandford to the north in 1899-1906 by Sir Alfred Jodrell as a model village.

Atypical within the Conservation Area are houses built within the former walled garden for Letheringsett Hall. Four 'pavilions' have been constructed in the four corners of the garden, with windows inserted within the walls and red pantile roofs projecting over it.

Another unusual design is a pair of Arts and Crafts style cottages on Church Lane, which features half-timbering to the rough cast rendered first floor. The houses feature gables and gabled dormers, with timber casement windows.

Modern houses in the Conservation Area are typically traditional in design, using flint, red brick and pantiles, though often have uPVC windows and doors.



The Old Rectory, an example of a grander house within the Conservation Area



The Red House on Holt Road



Arts and Crafts style houses on Church Lane



Row of cottages on Holt Road



Estate Cottages on Riverside Road



Modern cottages on Riverside Road



Vernacular cottages in Little Thornage



Cottage in Little Thornage with more decorative detail than the older vernacular cottages

Village Hall

The Village Hall (currently outside the Conservation Area) is a single storey building, though with a tall pitched roof. Constructed in 1910, it uses red brick dressings in geometric patterns with flint to create a pleasing effect. The gabled porch has a double timber door, while the main range has large timber casement windows. There is a decorative red brick chimney.



Pair of cottages on Blakeney Road with Dutch gables, part of a group with buildings in Glandford

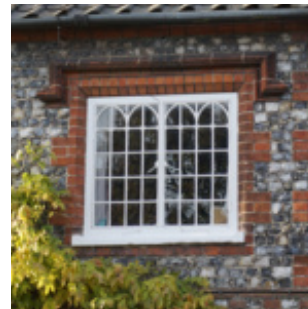
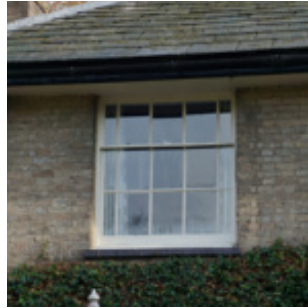


Cottage on Blakeney Road with attractive decorative glazing bars



The Village Hall on Holt Road

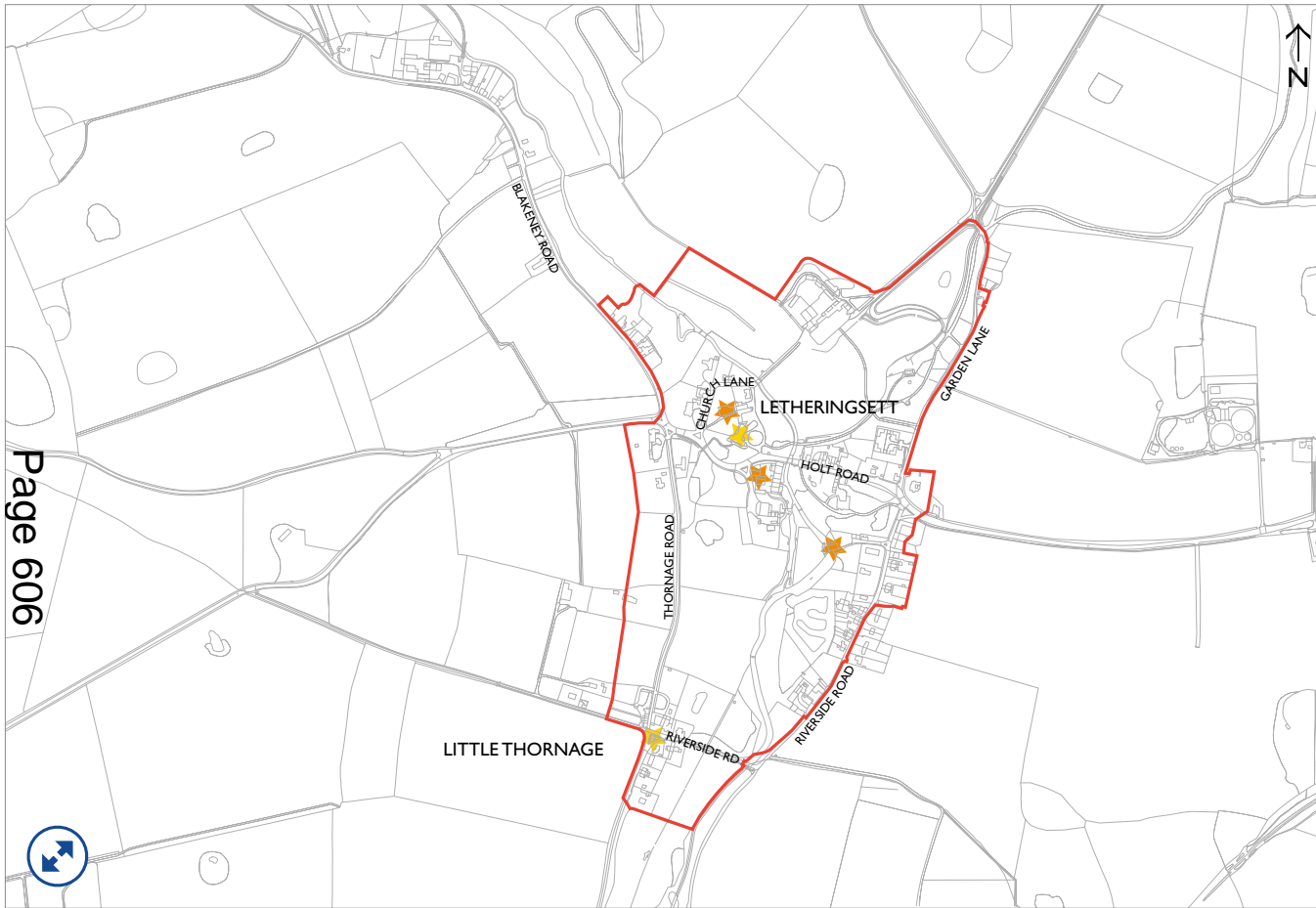
Windows and Doors Palette



Windows and Doors Palette (cont.)



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KEY

- Conservation Area Boundary
- ★ Major Landmark
- ★ Local Landmark

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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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Appendices



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[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Letheringsett and Little Thornage Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual 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.

There are twenty-one Listed Buildings within the Conservation Area. These feature mainly along the Holt Road and Riverside Road, although there are some located away from the roadside, in the grounds of larger properties or farms. There is also one in Little Thornage. The Listed Buildings are a mixture of large and somewhat grand domestic dwellings, alongside malt kilns and brewery buildings, a bridge and church. The church of St Andrew and Letheringsett Hall are the only Grade II* listed properties within the Conservation Area, with the rest Listed at Grade II.

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

The location of Listed Buildings is shown on page **XX** and listed in detail in the heritage asset audit at [Appendix C](#).

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 decisions, but which are not formally designated.¹⁸ 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 strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). 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, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

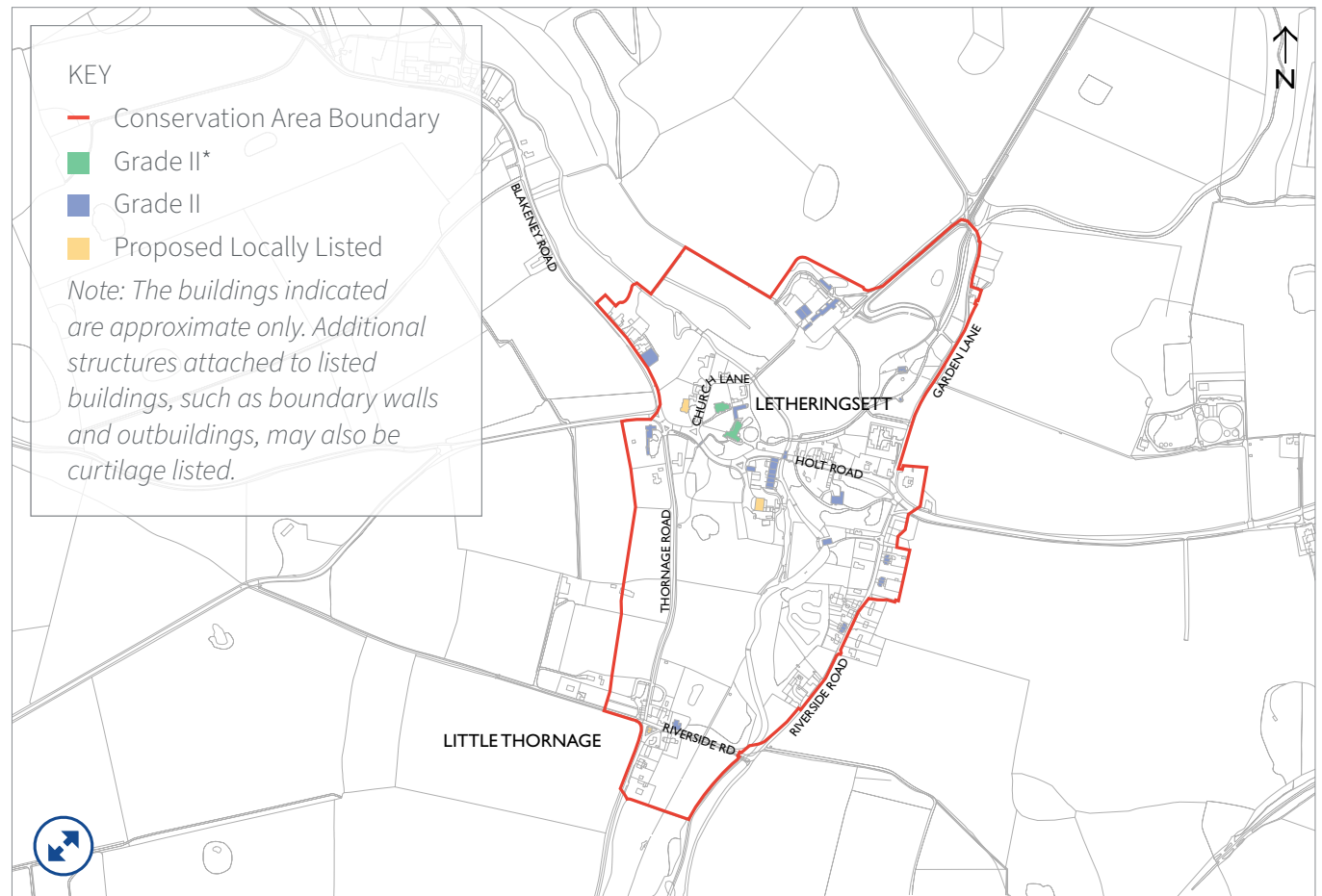
The designation does not affect a property’s permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Letheringsett and Little Thornage have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

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HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). 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.



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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.¹⁹

The parish of Letheringsett with Glandford is situated to the northwest of Holt. They were originally two separate parishes until amalgamated in the twentieth century. Letheringsett is thought to derive its name from the Old English for ‘Leodhere’s Fold’. Both parishes have a long history and were well established by the time of the Norman Conquest, with details of their land ownership, and productive resources recorded in the Domesday Book of 1086. The earliest evidence of human activity found in the archaeological record for the parish dates to the Neolithic, consisting of chipped axeheads (NHER 11179), polished axeheads (NHER 23244, 28288), a flint flake (NHER 32856) and a knife (NHER 33566).

The Bronze Age is represented in the parish by several ring ditches (NHER 12793, 12825, 12826, 27944 and 32946) which have been picked up on aerial photographs, though none are visible from the ground. Assorted artefacts dating to the Bronze Age, such as copper alloy axeheads, rapiers and a chisel have also been recorded on the HER. Iron Age finds so far include pottery fragments (NHER 25863 and 25948), a brooch (NHER 33566) and an Iceni gold coin (NHER 28045).

There is no structural evidence for the Roman period within the parish, other than a roofing tile (NHER 33796), but there have been many finds including coins (NHER 21565, 25596, 29422 and 30017), brooches (NHER 20208, 34955), pottery fragments, a pendant (NHER 33796), nail cleaners (NHER 37193) and a harness fitting (NHER 29422).

The region has a rich assemblage of Saxon artefacts, including pottery fragments, a number of brooches (NHER 21565, 25860, 25863, 258045 and 36815), and a very important Middle Saxon copper alloy mount for a book cover or vessel with a circular domed glass insert (NHER 31596).

The medieval period is represented by coins (NHER 25863, 31596), brooches (NHER 25982, 29422 and 30017), pottery fragments, seal matrices (NHER 31167, 33566, 35447 and 35957), part of a papal bull (NHER 35957) and a gold ring (NHER 12255).

Post-medieval buildings in Letheringsett include Hall Farm (NHER 13448), north of Letheringsett, which consists of a farmhouse, saw mill and associated farm buildings. The house was built around 1600 and refaced in 1870. There are also two sets of nineteenth century stables, a nineteenth century granary, a goat house and a barn that was built in 1842. The saw mill was purpose built and contains a sawbench made in 1850.

Letheringsett Hall (NHER 6521) is a late eighteenth or early nineteenth century country house with associated building and structures including a pedestrian tunnel orangery, water system (NHER 6519) and a fountain (NHER 42796). Letheringsett Mill (NHER 6525) is a restored nineteenth century watermill. An earlier mill that stood on the same site burnt down in 1720 but was rebuilt by 1754. The 1754 building also burnt down and the present building was erected in 1802. The waterwheel and driving mechanism survive.

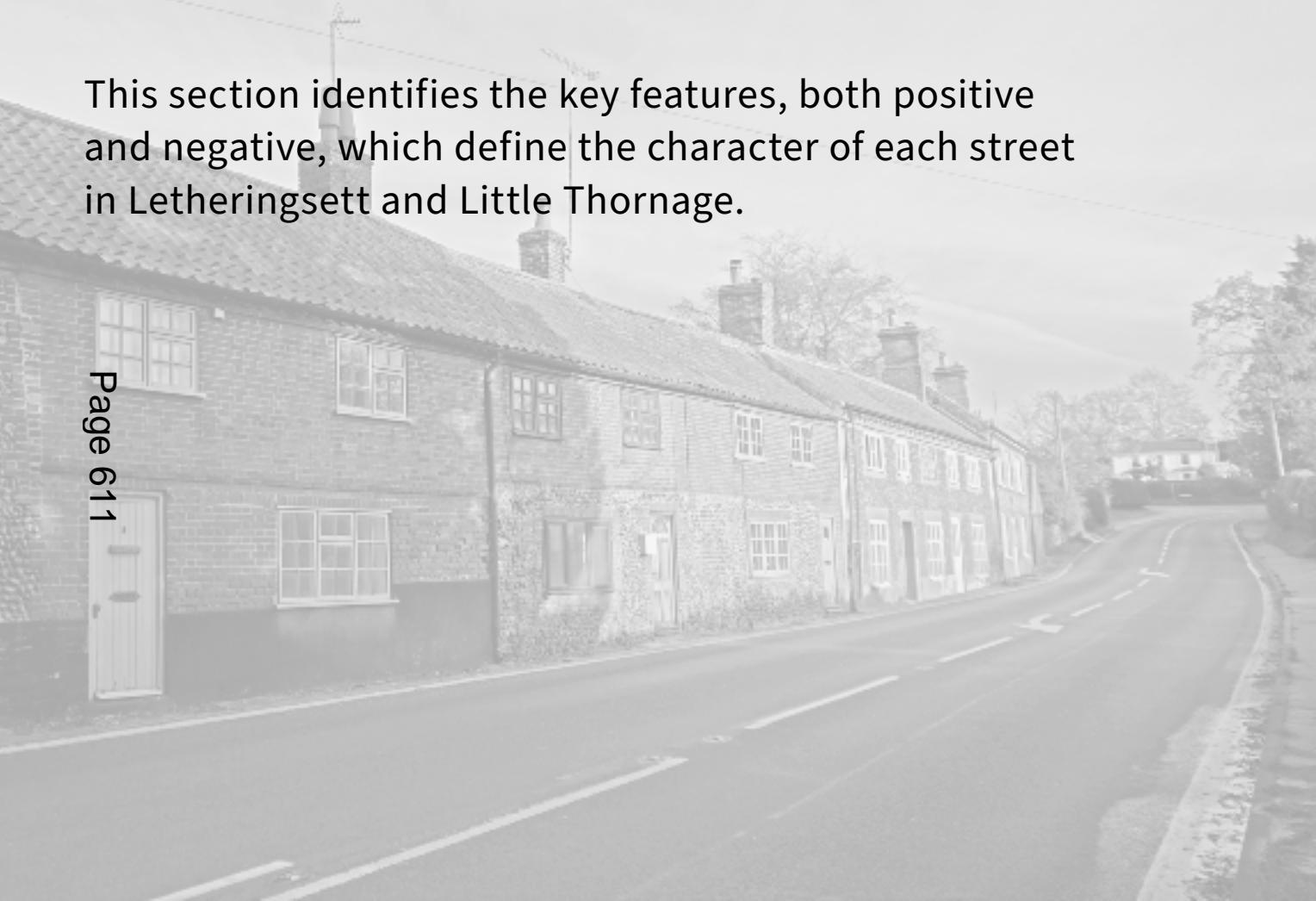
The Letheringsett brewery (NHER 6522) is an important eighteenth and nineteenth century brewer and maltings complex. The surviving buildings stand around a courtyard and include malthouse, a building containing two malt kilns a tun house, cart sheds and Glaven Cottage (the brewer’s house). The complex also had a waterwheel which was located in a tunnel passing under the malthouse and the cart sheds. The Lily Pond (NHER 44223) was originally dug for use by the brewery but also provided water to Letheringsett Hall. It was fed by a hydraulic ram (NHER 17280) in Letheringsett Park.



Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Letheringsett and Little Thornage.



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Contents

- [1 Church Lane](#)
- [2 Blakeney Road](#)
- [3 Thornage Road](#)
- [4 Holt Road](#)
- [5 Riverside Road](#)
- [6 Little Thornage](#)
- [7 Garden Lane and Hall Farm](#)

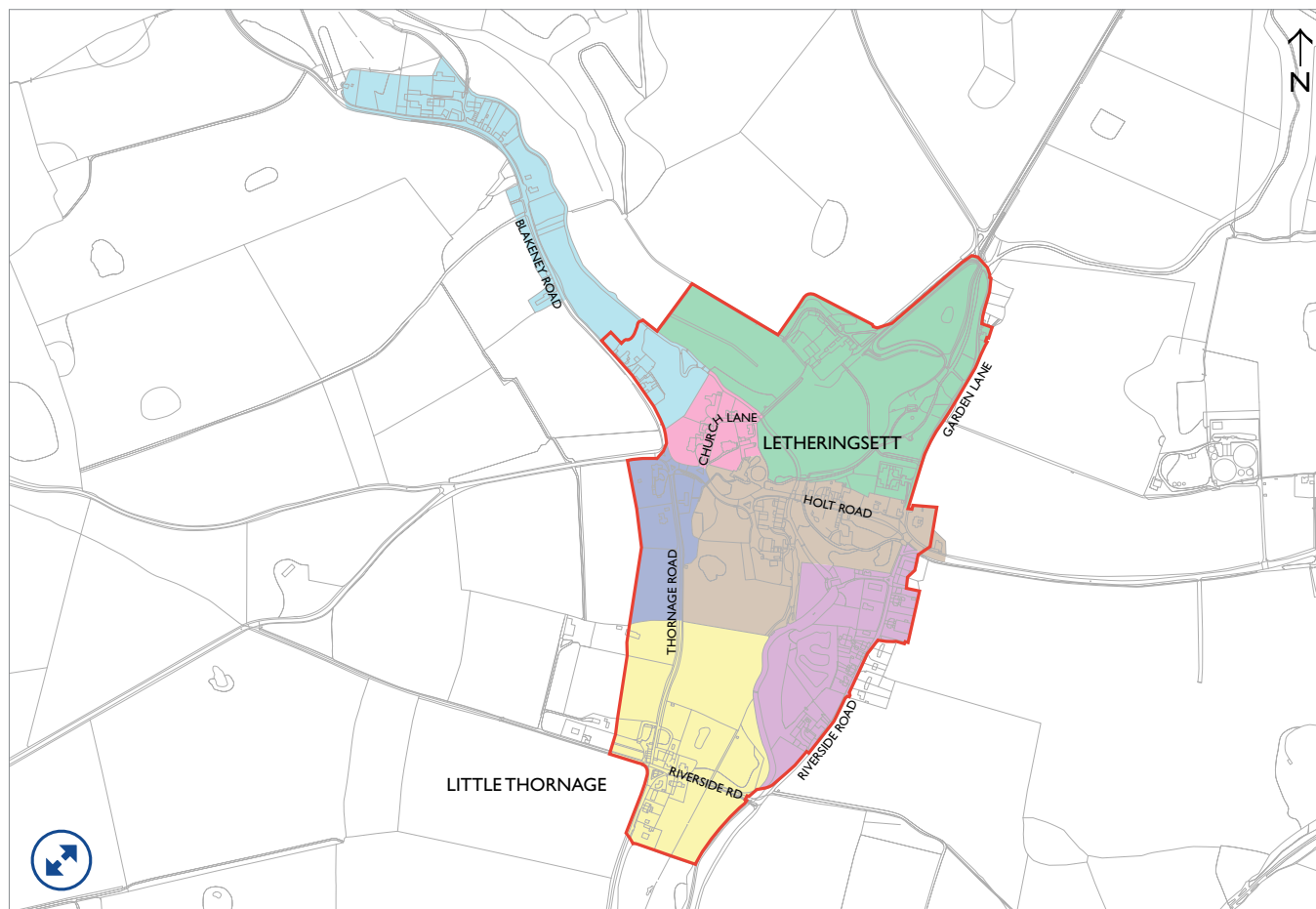
6 Street-by-Street Assessment

Each of Letheringsett and Little Thornage's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entries were written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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- KEY
- Conservation Area Boundary
 - Riverside Road
 - Little Thornage
 - Holt Road
 - Church Lane
 - Blakeney Road
 - Thornage Road
 - Garden Lane and Hall Farm

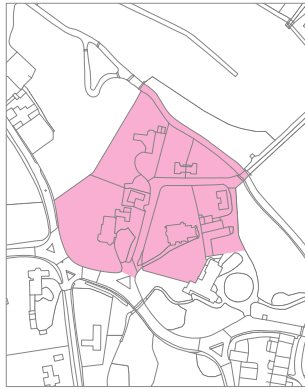


Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



1. CHURCH LANE

Narrow, winding lane aligned north-south, then turns east-west and passes behind the Church of St Andrew. Enclosed on both sides by attractive flint wall and park fencing around the church yard. Mature trees overhang, with houses set back from the road, with clear boundaries and gardens.



Defining Features

- Church and churchyard main feature of street
- Large flint walled house (the Old Rectory)
- Mature hedges and trees line top part of road
- Road leads round to former service buildings of Letheringsett Hall
- Views at north end out towards Hall Farm across fields

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II*

- Church of St Andrew

Proposed Locally Listed Buildings

- The Old Rectory

Key Issues

- uPVC windows on some historic buildings





2. BLAKENEY ROAD (Currently partly outside the Conservation Area boundary)

North-west – south-east aligned country road, with open fields to the west and with sparse housing along the road to the east, backed by open fields and the riverbed. Mature hedgerows and trees line the road, with houses side to or set back from road.



Defining features

- Winding route
- The Old Rectory flint wall defines the top of the road to the east
- Red brick cottages line road
- At the southern end Meadow Farmhouse and associated buildings are main feature set very close to road, while at the northern end the group of buildings set on the curve of the road form an attractive group
- Opens up to open fields and riverbed both sides after Foundry House

Key Issues

- Busy and fast through road, no pavements
- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II

- Meadow Farmhouse

Proposed Locally Listed Buildings

N/A

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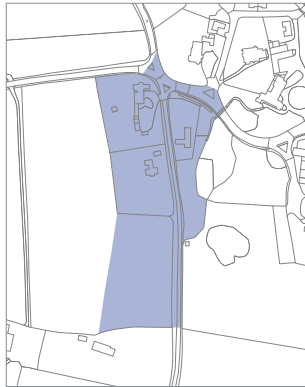


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3. THORNAGE ROAD

North-south aligned road, enclosed by mature trees and tall hedgerows which give enclosed, woodland feel with tree tunnel. Very rural. Only a few larger sized houses on this street.



Defining Features

- Rural, wooded feel
- The Lodge set back from road behind high red brick wall (house not visible from road)
- Views from the road out east towards the maltings site
- Cast iron Letheringsett road sign

Recommendations and Opportunities for Enhancement

N/A

Listed Buildings

Grade II

- Letheringsett Lodge

Proposed Locally Listed Buildings

N/A

Key Issues

N/A

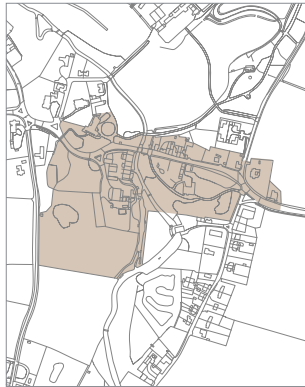


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4. HOLT ROAD

East-west orientated main road at the centre of the village. Variety of architecture along the road, from red brick and flint cottages lining the road, from red brick and flint cottages lining the road to a flint walled bridge, Letheringsett Hall and the Maltings and Brewery buildings. Mature trees populate both sides of the road.



Defining Features

- Bridge over River Glaven
- Letheringsett Hall a prominent, grand house
- Brewery and Maltings buildings prominent landmarks in the streetscape
- Winding road, partially lined with terraced cottages that front straight on to the road and flint walls
- Larger detached houses at the eastern end of the road
- Mature tree lined road

Key Issues

- Busy and fast traffic through road which feels dangerous as pavements are narrow
- Terraced houses fronting the street are dirty owing to emissions and dust from traffic flow
- uPVC window and door replacements to some historic houses
- Unattractive bottle bank at east end



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4. HOLT ROAD (CONT.)

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows
- Relocate or screen bottle bank
- Consider sensitive traffic calming measures to reduce the impact of fast moving traffic through Letheringsett

Listed Buildings

Grade II*

- Letheringsett Hall

Grade II

- Stables at Letheringsett Hall to north of house
- Tunnel at Letheringsett Hall under A148 road c. 50m south-south-west of Church of St Andrew
- The Tun House circa 25m west of the Malt Kilns and Brewery
- Malt Kilns attached Brewery and Glaven Cottage
- Bridge across River Glaven on A148 road
- Glavenside

Proposed Locally Listed Buildings

- The King's Head public house



5. RIVERSIDE ROAD

North-south aligned road off main Holt Road. Mature trees and hedges line road, with flint wall and converted barn to the west. Semi-rural feel with mixed architectural styles of mainly cottages. Plots enclosed by garden fences and mature trees and hedges, leading to open countryside. Ford at south end.



Defining Features

- Piggots Yard Barn a large scale barn on the street frontage, prominent at northern end of the road
- Letheringsett Water Mill, set back from the road but a key building in the Conservation Area
- Attractive flint cottages set back from road behind small front gardens
- Small converted Methodist Chapel
- Mix of old and new houses
- Pleasant front gardens
- Farm complex at southern end of the road
- Ford at the end of the road

Key Issues

- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II

- 1, 2 & 3 Riverside Road
- 4, 5 & 6 Riverside Road
- Hobbs Cottage, Middle Cottage and Honeysuckle Cottage

Proposed Locally Listed Buildings

N/A

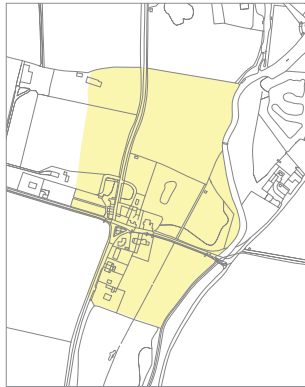


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6. LITTLE THORNAGE

Isolated rural hamlet made up of small flint cottages and converted farm buildings. The houses are enclosed by tall hedgerows and mature trees on the lanes leading up to the centre, although the hamlet is open and quite exposed. River Glaven to east.



Defining Features

- Next to floodplain of River Glaven
- Small flint cottages in clearing
- Honeysuckle Cottage on former green is a focal point
- Very rural
- Wooded lanes leading to hamlet in clearing
- Open fields in all directions

Key Issues

- uPVC windows to some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II

- Glaven Farmhouse

Proposed Locally Listed Buildings

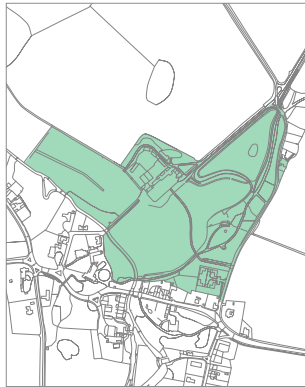
- Honeysuckle Cottage

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7. GARDEN LANE AND HALL FARM

Garden Lane leading north out of the village, with sparsely populated houses. Large Hall Farm complex set well back from the road along a straight track, set in open fields.



Defining Features

- Open fields providing views across them
- Converted walled garden at south end of Garden Lane
- Wooded areas along Garden Lane
- Distinctive straight track to Hall Farm, with smart metal park fencing
- Large complex of farm buildings, in flint and brick, some of a large scale

Key Issues

- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II

- Summerhouse in grounds of Letheringsett Hall
- Fountain in grounds of Letheringsett Hall
- Hall Farmhouse
- Stables at Hall Farm c60m north of Hall Farmhouse
- Range of farm buildings of Hall Farmhouse comprising barn, machinery shed with turbine house, goathouse with granary
- Stables at Hall Farm c.10m south-east of Hall Farmhouse

Proposed Locally Listed Buildings

N/A



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Section 7

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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7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric.

There are very few examples of structures in poor condition, which include:

- There is some ivy growth to some walls and buildings in the Conservation Area, such as on Church Lane and Riverside Road, while could threaten the walls' structural integrity if not controlled.
- Some gravestones in the churchyard have some ivy growth and/or are leaning slightly.

- Vegetation growth is also present on the top of the pedimented feature set into the wall on the Holt Road, which indicates the presence of moisture in the wall which will contribute to the decay of the brickwork.
- Some of the metal framed windows on the malt kiln and mill are rusting and bowed, and a small number have panes missing or broken.
- Some green staining on the mill indicates the presence of potentially leaking down pipe or hopper.
- A barn at Riverside Farm appears to be in poor condition, with parts of the roof missing.
- Some eroding brickwork on chimneys was noted.

The regular maintenance of buildings and vegetation growth would benefit the buildings themselves and the general appearance of the Conservation Area.



Ivy growth and leaning gravestones



Ivy growth to the churchyard walls



Ivy growth to a building could cause issues with structural integrity and encourage moisture into the building



Vegetation growth on the pedimented feature on Holt Road



Rusting window frame with glass pane missing



Rusting and bowed window on the mill



Barn in poor condition with parts of the roof missing



Eroding brickwork on a chimney

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7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

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. This has occurred on a few buildings within the Conservation Area. 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. uPVC windows and doors 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. Frames painted white or a light colour tend to be more appropriate than dark colours or stained wood.

Satellite dishes and multiple aerials positioned on roofs or facades visible from publicly accessible areas are visually intrusive. Pale coloured plastic downpipes are also visually intrusive. All downpipes should be black and ideally cast iron on historic buildings.

A bottle bank situated next to the village hall (currently outside the Conservation Area boundary) is utilitarian in appearance and would benefit from relocating or screening to reduce its visual impact.

Cement render has been applied to a pair of cottages on the Blakeney Road. Cement render, as well as cement pointing, reduces the breathability of historic buildings, trapping moisture which then affects the condition of the fabric. It also obscures original brick or flint finishes that are consistent with the character of the Conservation Area.



Inappropriate uPVC window



Inappropriate uPVC door



Unattractive bottle bank



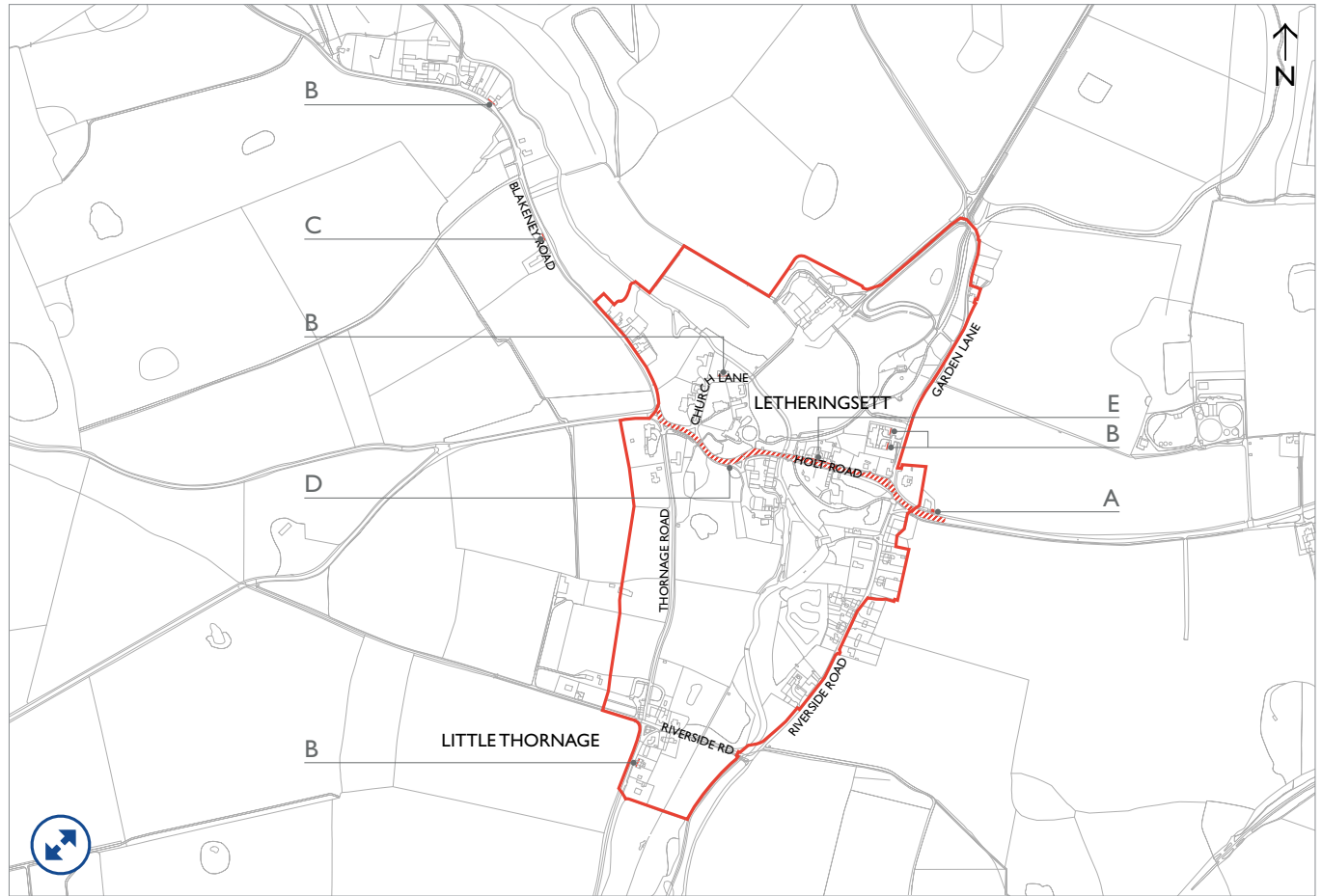
Though timber, the replacement windows do not have the original pattern of glazing bars and openings and the dark stained finish is not as appropriate as a light coloured paint. The image also shows a pale coloured plastic vent pipe



Cement render, satellite dishes and uPVC windows, all inappropriate additions (house currently outside the Conservation Area boundary but proposed for inclusion in section 8)

KEY

- Conservation Area Boundary
- // Negative Feature
- A Bottle bank
- B uPVC windows and/or doors to historic building
- C uPVC windows and doors, cement render and satellite dishes
- D Busy road with narrow pavements
- E uPVC windows and/or doors, plus dirty façades from traffic movement



Negative Features 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.



7.3 TRAFFIC

Most roads within the Conservation Area are quiet rural lanes. However, the Holt Road running through the centre of Letheringsett is a busy through road from Fakenham to Holt, with traffic also joining the road from Blakeney to the north. The road is precarious for pedestrians, with no clear crossing point and in places very limited pavements. The busy flow of traffic also creates a noisy and disruptive atmosphere. The traffic also causes dirt to be thrown up on buildings and structures adjacent to the road, particularly the row of terraced cottages and the bridge adjacent to the maltings site. The stone plaque on the north elevation of the former malt kiln is also eroding, likely caused by a mixture of pollution and water being splashed onto the building by vehicles. While the amount of traffic is not likely to reduce, sensitive traffic calming measures could help to reduce the impact of traffic within the Conservation Area and make it a safer place for pedestrians.



Dirty stonework to the bridge on Holt Road, also showing the lack of pavement at this point on the road

7.4 NEW DEVELOPMENT AND EXTENSIONS

As pressure for housing increases there is a risk of the spreading the settlement edges of Letheringsett and Little Thornage 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. New buildings should be planned to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development 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.

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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 does not necessarily have to match those of the existing buildings in the area. The converted barn in Little Thornage is a good example of modern design within an historic context.

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. 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.

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 and the wider Conservation Area. The density and scale of buildings varies throughout the Conservation Area, with smaller buildings in Little Thornage and larger, smarter houses around Holt Road for example. A bespoke approach to context is therefore important when planning new development so that it accords with the individual characteristics of that particular part of the Conservation Area.

The same is true for extensions to existing buildings, which should normally be located to the rear of buildings or in locations out of sight from publicly accessible areas.

7.5 TOURISM AND HOLIDAY COTTAGES

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.



7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. Letheringsett and Little Thornage are not far from the Wiveton Downs Dark Sky Discovery Site. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Letheringsett and Little Thornage at night.

7.7 RURAL CHARACTER AND SUBURBANISATION

Letheringsett and Little Thornage's rural character is one of the things that make them so special. With the desire of owners to improve 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, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area.

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.

7.8 COASTAL AND RIVER LOCAL AND CLIMATE CHANGE

Letheringsett and Little Thornage lie on the River Glaven not far from the North Norfolk 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.²⁰ 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.

More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,²¹ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mill, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

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

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

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Section 8

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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8.1 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 the Letheringsett and Little Thornage 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 the Letheringsett and Little Thornage from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Letheringsett and Little Thornage Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Letheringsett and Little Thornage is their well-maintained historic built environment. 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.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.

- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing contrast in scale and density of building between the core centred Holt Road where buildings tend to be larger and detached, and smaller detached, semi-detached or terraced buildings on peripheral roads and in Little Thorange.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- 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. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits and current green spaces will be preserved. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The agricultural and river setting of the village contributes considerably to its special interest and will be maintained.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Letheringsett and Little Thornage that is a fundamental part of its character, which includes predominately flint, red brick, and red or black glazed pantiles, complimented by some stone, lime render and slates. 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.

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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 in order prevent problems with condition and to rectify and issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the 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.

8.3.2 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 and the streetscape 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 village's history.



Recommendations

- Original and historic windows (including dormers, bay and oriels windows) and doors should be preserved and maintained through diligent repair.
- Patterns of flint and/or brickwork in buildings and boundary walls will 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, plaques and decorative features will be retained and preserved in situ.

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The rendering or painting of buildings within Letheringsett and Little Thornage is unlikely to be appropriate as the traditional materials which give the Conservation Area its character are red brick and flint, with stone. The use of render or paint currently are exceptions to the rule.

- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.

- 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.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Letheringsett and Little Thornage have 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, the streetscape and 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. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.



What is a Heritage Impact Assessment?

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

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

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

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

When considering change to individual buildings or elements in the public realm, the impact on the streetscape 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 on a street but to repeat the change multiple times would diminish the character of the street.

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 Letheringsett and Little Thornage Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Letheringsett and Little Thornage 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 the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will 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 will 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, aerials or satellites dishes, should not be located on primary elevations or street frontages.

- Any modern materials added to a building should be high quality and sympathetic.
- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.

8.3.4 New Development

New development will be subject to national and local planning policies. It may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate area 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 differentiation between parts the Conservation Area as a whole (for example, larger houses on Holt Road and smaller cottages in Little Thornage). 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 remain preminent and their setting is not harmed.

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 new development 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 be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, 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.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.



8.3.5 Public Realm and Green Landscape

Letheringsett and Little Thornage is a rural village and its public realm should reflect this. 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.

Current public realm features in the Conservation Area are minimal and in materials that are generally appropriate to the character of the area, such as timber benches. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Boundary walls are also a common feature in the Conservation Area, with low flint and brick walls enclosing plots, particularly around the Holt Road and Church Lane area. These form an important part of the streetscape.

The green spaces and trees within Letheringsett and Little Thornage provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area. The River Glaven is an important visual element, both in terms of views of the water itself and of the increased vegetation which lies along it and can be seen in views. It is also a highly important historical aspect of the village.

Recommendations

- Boundary walls and historic fences should be preserved and regularly maintained.
- There will be a presumption in favour of preserving the green spaces within the Conservation Area.
- Road markings will be kept to the minimum necessary and use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.
- Traditional materials for street furniture and signage should be used.
- Trees and planting will be maintained.

8.3.6 Setting and Views

The setting of Letheringsett and Little Thornage contributes to its special interest. The physical setting encompasses different types of landscape, including agricultural fields and the riverbed. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the former maltings complex, the church, the mill and Letheringsett Hall, will be preserved.
- Excessive use of external lighting will be avoided.



8.3.7 Traffic

The busy through road in Letheringsett detracts from the character of the Conservation Area and has limited pavements and crossing points for pedestrians. Damage could be caused to buildings which are located adjacent to the road by vehicles passing too close to them, such as the Listed bridge, former malt kiln and the row of terraced cottages. Measures to improve both public safety and the impact of fast-moving traffic would be beneficial to the character of the Conservation Area.

Recommendations

Sensitively designed traffic calming measures should be considered to slow the fast-moving traffic on the Holt Road, including improved pavements and crossing points for pedestrians. Measures should include the minimum road markings and signage necessary for safety and would preferably be of a bespoke design to avoid harm to the Conservation Area.

8.3.8 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 have 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).

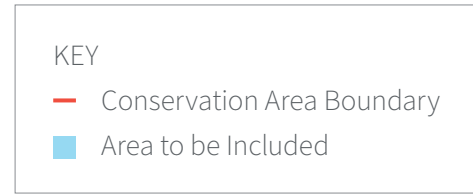
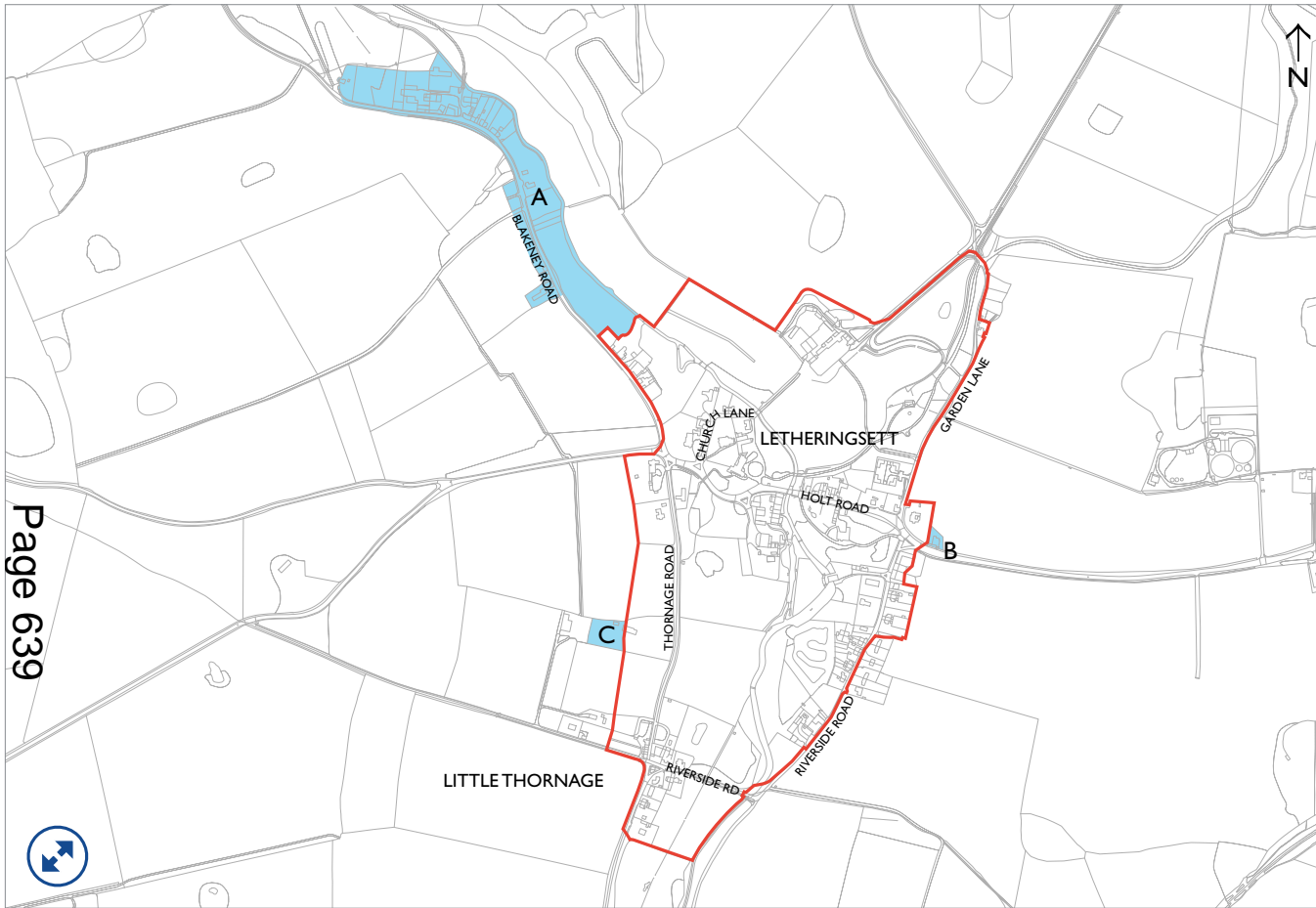
The boundary has been reviewed and proposed changes are detailed below and on the map on the following page. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Recommendations

A To the north of the current Conservation Area boundary, on Blakeney Road, are a series of cottages and farm buildings that are currently within the Glaven Valley Conservation Area boundary. That Conservation Area is primarily characterised by scattered farms, former mills and large country houses. The smaller domestic

buildings on the outskirts of villages are typically more closely related to the character of the settlements, as is the case here. These buildings share similar characteristics in terms of scale, use and materials as the Letheringsett and Little Thornage Conservation Area, and forms an outlying group of cottages and farm buildings in the same manner as Little Thornage itself. It is therefore proposed that the boundary is redrawn to include the group of buildings along Blakeney Road.

- B The village hall is currently excluded from the Conservation Area boundary. This is an interesting part of the Letheringsett’s history, was built over 100 years ago and has formed part of the social life of the village since then. Its exclusion from the boundary appears to be an anomaly. It is therefore proposed to redraw the boundary to include the village hall.
- C Part of the boundary cuts straight across a large plot on the west side of Thornage Road, cutting directly through Waveney House. A more logical boundary would follow the plot line and include the whole of the house. It is therefore proposed to redraw the boundary around the edge of the plot for Waveney House.



Boundary Review 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.



Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Letheringsett and Little Thornage Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

• **The National Heritage List for England**, to find out whether your building is listed.

• **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.

• **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.

• **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

• **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.

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

PLANNING ADVICE

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

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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Appendix A

Endnotes and Bibliography



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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 05 <https://opendomesday.org/place/TG0638/letheringsett/>
- 06 C. L. S. Linnell, *Letheringsett with Bayfield Church and Parish*, p. 2.
- 07 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 43.
- 08 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 12.
- 09 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 38.
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- 11 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 155.
- 12 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 157.
- 13 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 26.
- 14 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 106.
- 15 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 105.
- 16 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 112.
- 17 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 18 See Historic England *Local Heritage Listing* (2016) for more details
- 19 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 20 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.
- 21 Holt-Wilson, 2014, p.8
- 22 The legal interpretation established in *South Lakeland DC v Secretary of State for the Environment and Rowbotham* [1991] 2 L.P.R. 97

ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 53 Letheringsett Tithe Map, 1834

DN/TA 230 Thornage Tithe Map, 1838

C/Sca2/164 Award of the Commissioners under the Holt and Letheringsett Inclosure Act, 1810

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, *Map of the County of Norfolk from actual survey*, 1826

Photos

C/LET Letheringsett photos



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- North Norfolk Coast Partnership, *North Norfolk Coast AONB Climate Change Adaptation Strategy*, March 2017

WEBSITES

- An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>
- Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>
- Historic England, National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>
- Open Domesday, Letheringsett, <https://opendomesday.org/place/TG0638/letheringsett/>
- Glaven Valley Benefice, <https://glavenvalleychurches.org.uk/letheringsett-parish/>

LEGISLATION

- Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990

Appendix B

Glossary of Terms



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2 Summary of Special Interest

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5 Heritage Assets

6 Street-by-Street Assessment

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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, 66). 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 harm²² (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally incorporating 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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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 19th century date, impressive Georgian design, historic relationship with the church and prominence of position in the streetscape.



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.



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).



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.




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.
	

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.



GARDEN LANE AND HALL FARM

Address / Building Name	Summerhouse in grounds of Letheringsett Hall
Street-by-Street Area	Garden Lane and Hall Farm
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	Stables at Hall Farm c10 m south-east of Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
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	Fountain in the grounds of Letheringsett Hall
Street-by-Street Area	Garden Lane and Hall Farm
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	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
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	Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
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 c60m north of Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
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.

Appendix D

Full Size Plans



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Appendices



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