

# APPLICATION REFERENCE: PF/21/3302

LOCATION: 18 James Cottage, Bridewell  
Street, Walsingham, NR22 6BJ

PROPOSAL: Two storey detached dwelling;  
new vehicle access off Chapel Yard



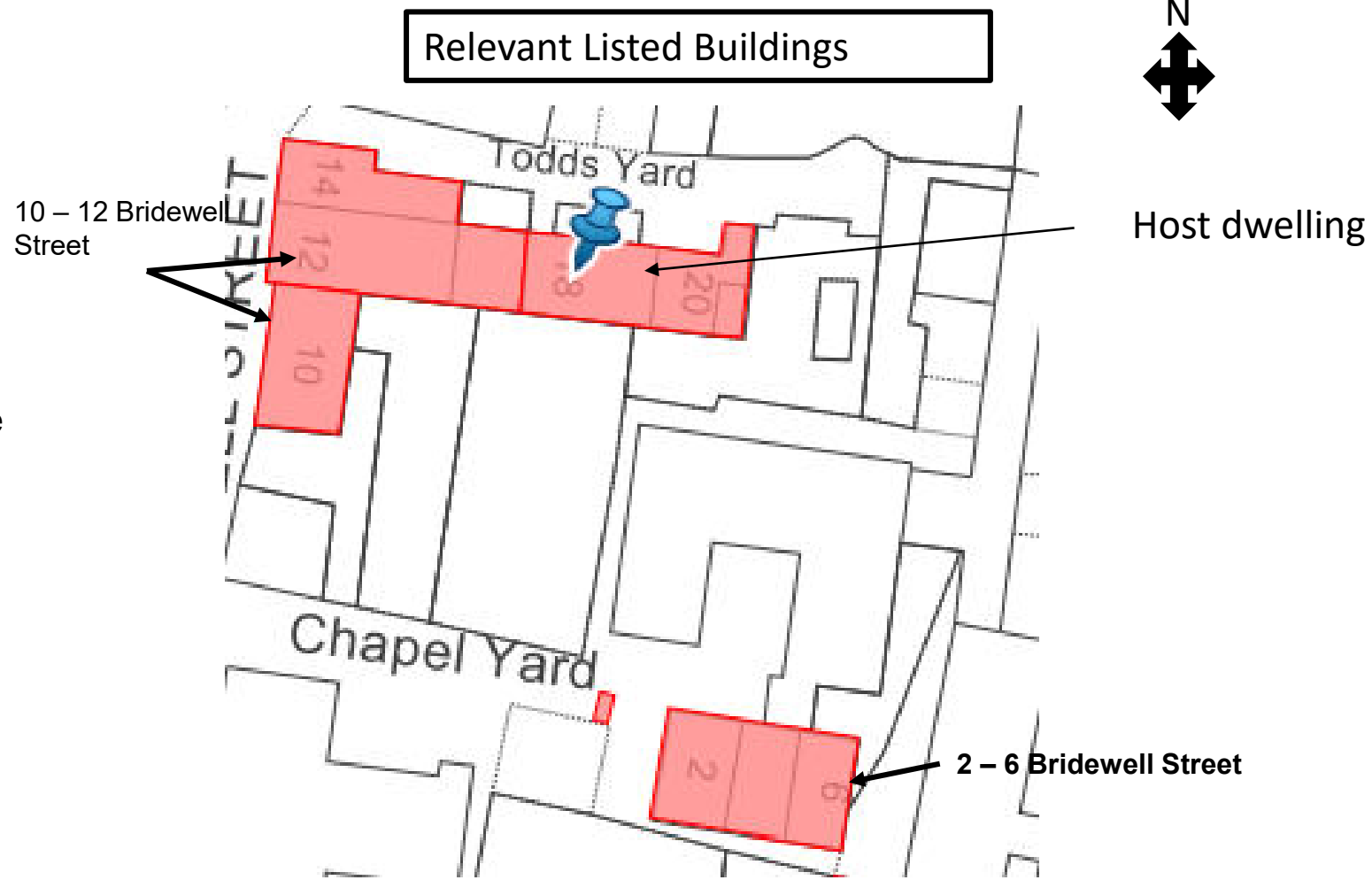
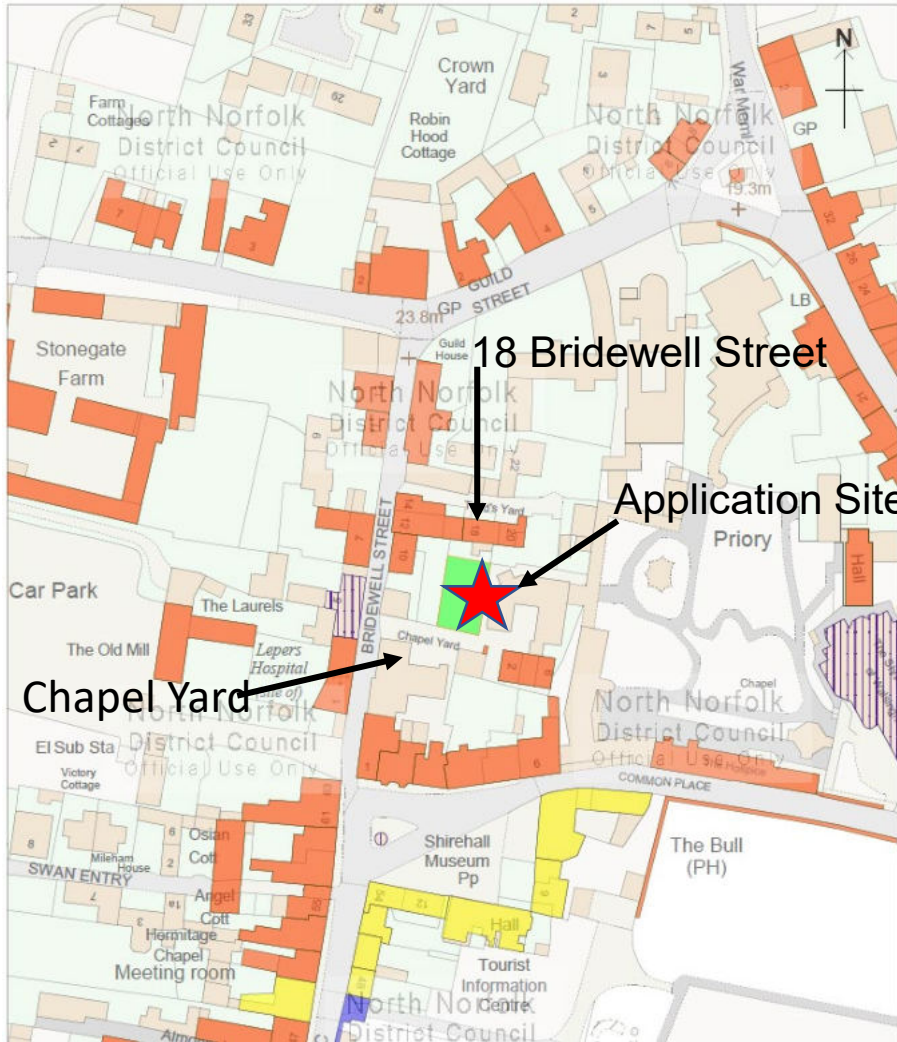
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

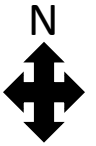
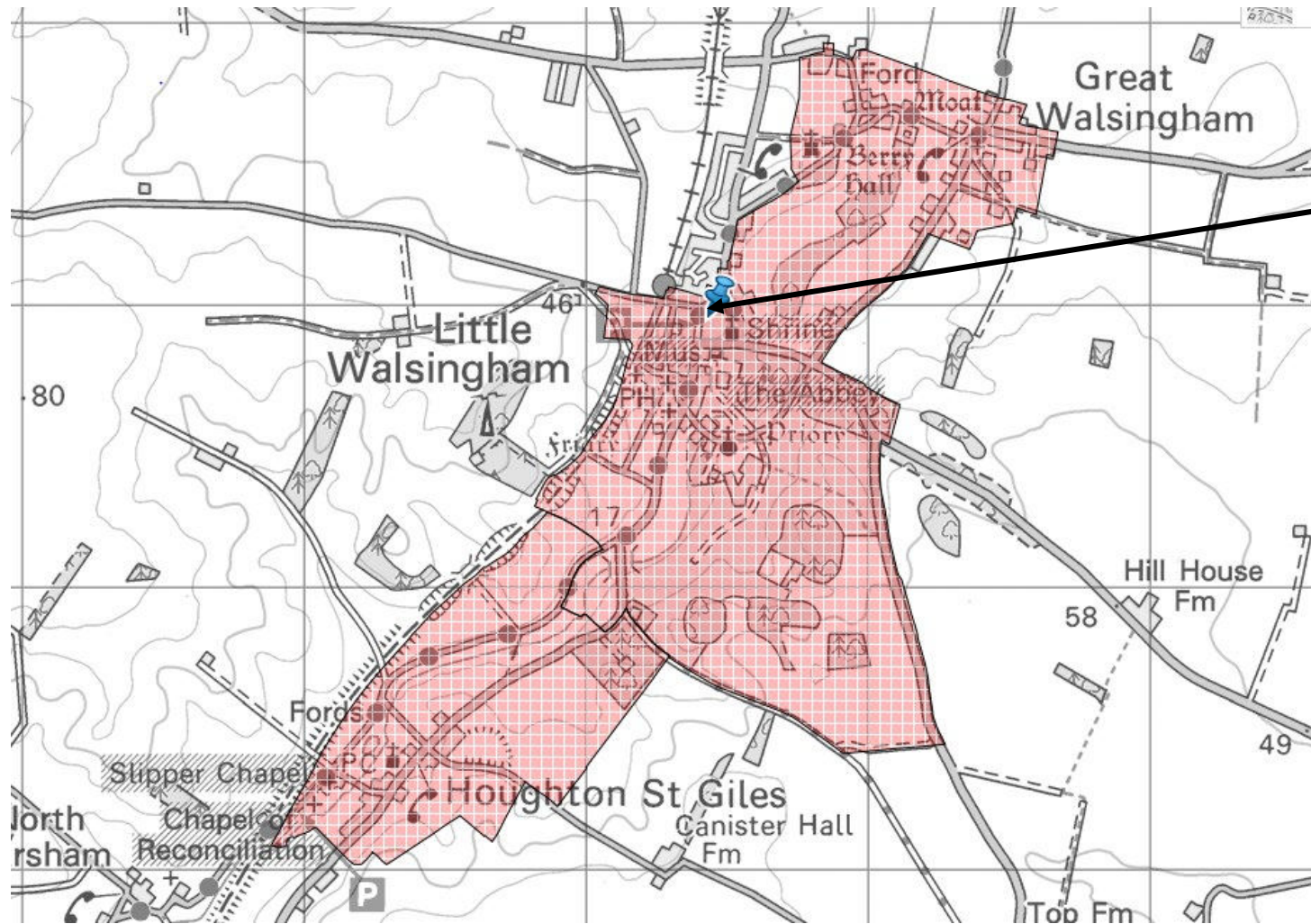
31 March 2022



# SITE LOCATION PLAN



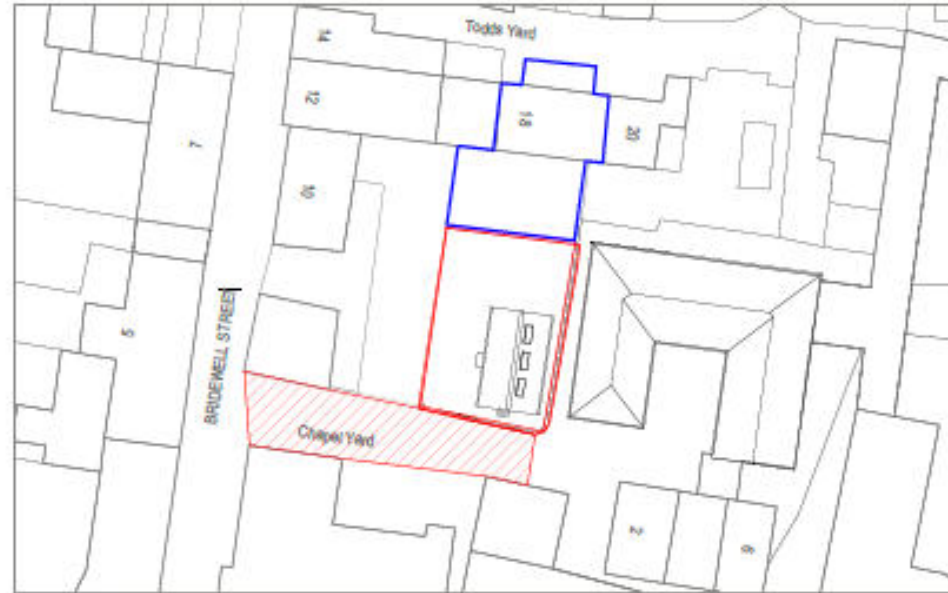
# Conservation Area Boundary



Application Site

# AERIAL PHOTOGRAPH





**1** SITE PLAN  
1:500 @ A4

# PROPOSED SITE PLAN

# PROPOSED ELEVATIONS

South Elevation



2 PROPOSED FRONT VIEW  
SCALE 1:100

North Elevation



3 PROPOSED REAR VIEW  
SCALE 1:100

# PROPOSED ELEVATIONS

East Elevation



**1** PROPOSED SIDE VIEW  
SCALE 1:100

West Elevation

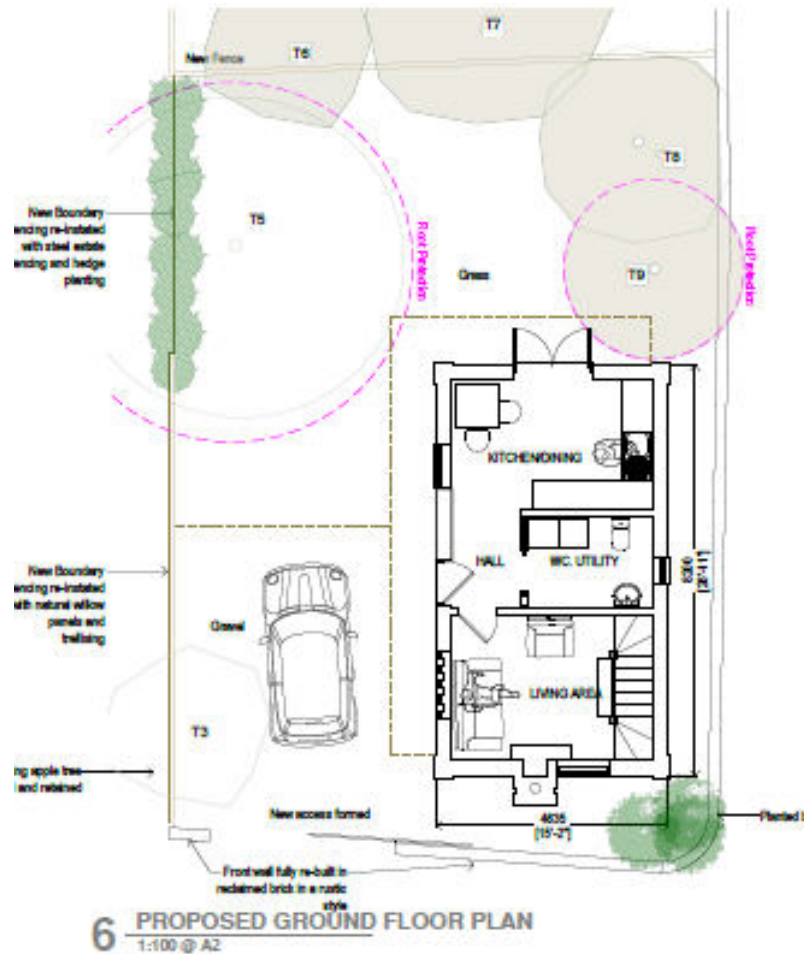


**4** PROPOSED SIDE VIEW  
SCALE 1:100

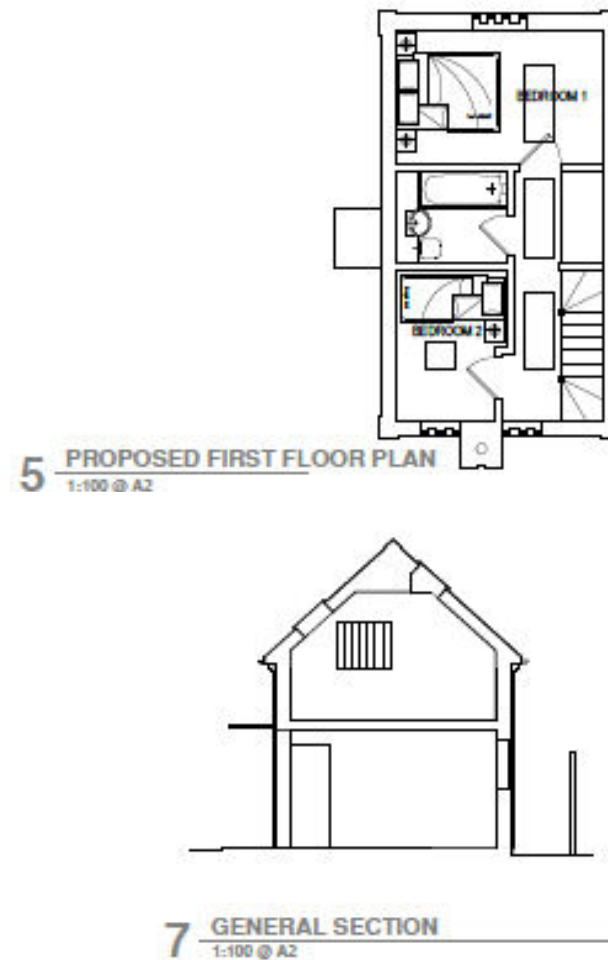


# PROPOSED FLOOR PLANS

## Ground Floor Plan



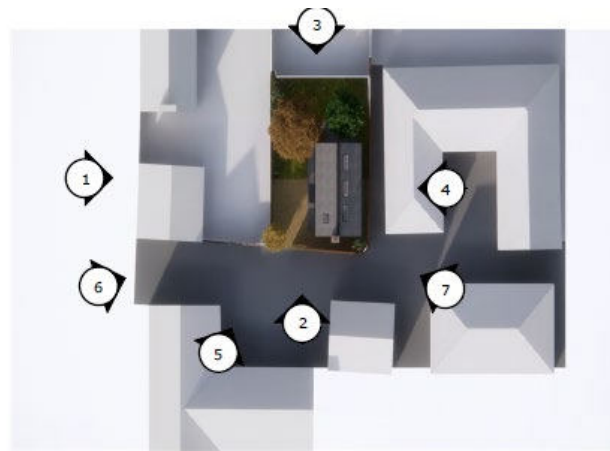
## First Floor Plan



# 3D IMAGES

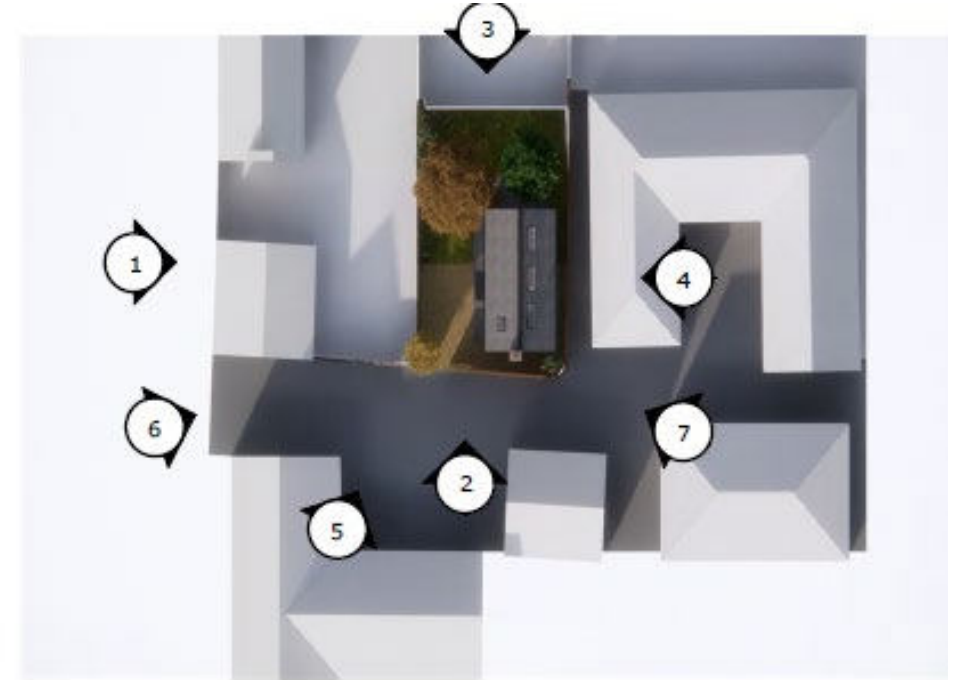


View 5



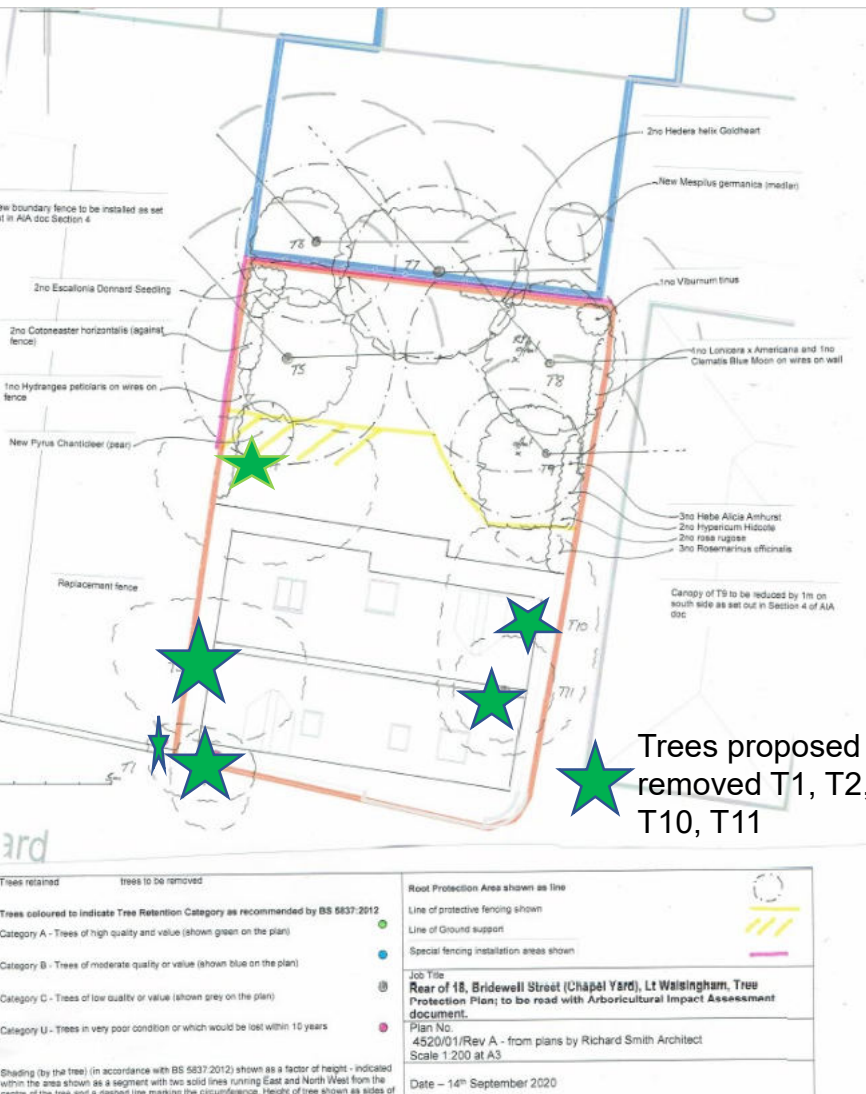
View 6

# 3D IMAGES



View 7

# EXTRACTS FROM ARBORICULTURAL IMPACT ASSESSMENT (AIA)



Trees proposed to be removed T1, T2, T3, T4 T10, T11



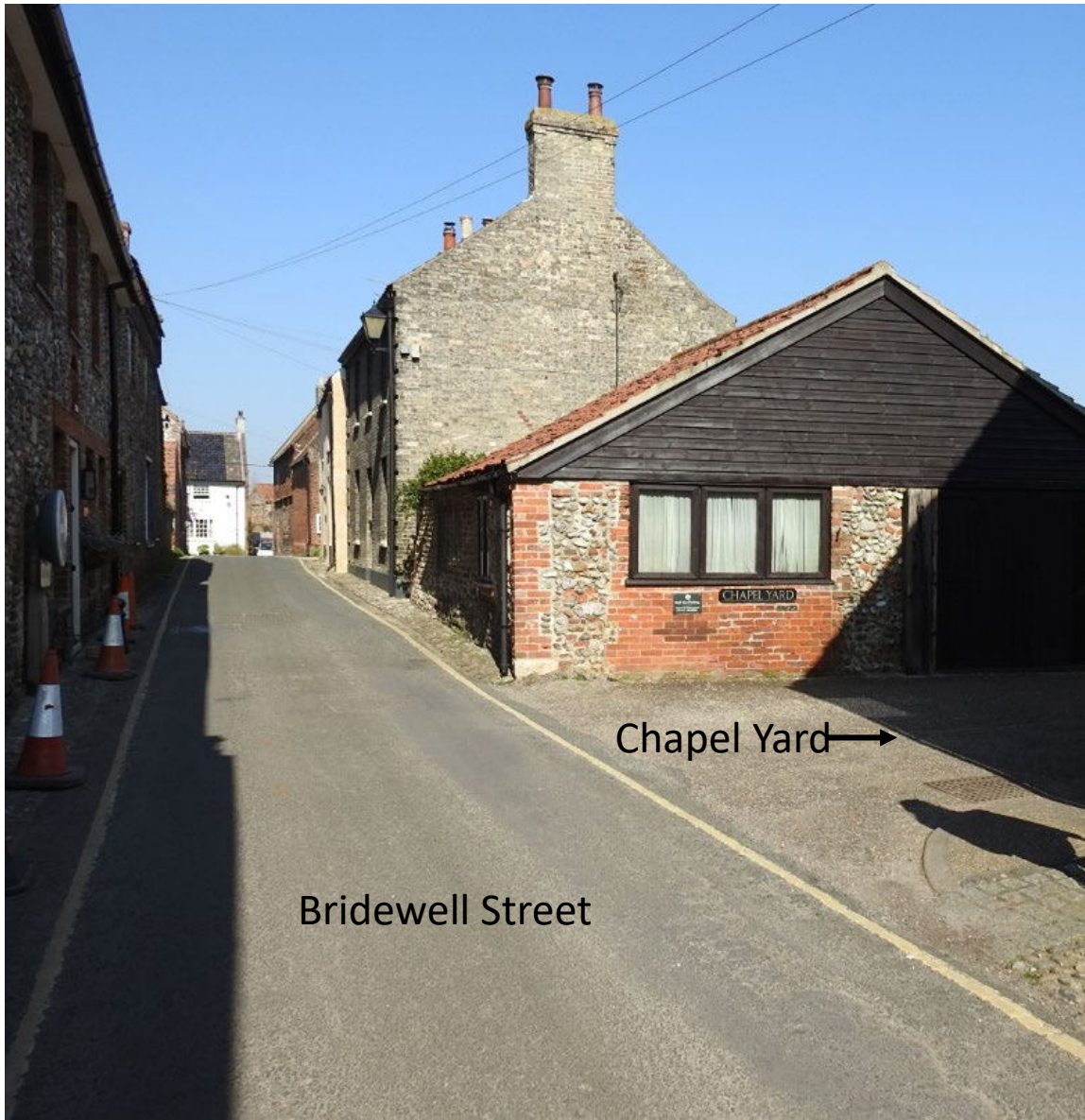
Figure 1 – T3, T1 and T3 from left to right looking north east from within Chapel yard



Figure 4 – T7 – T10 looking north



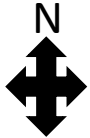
Figure 2 – T3 and T4 looking North West



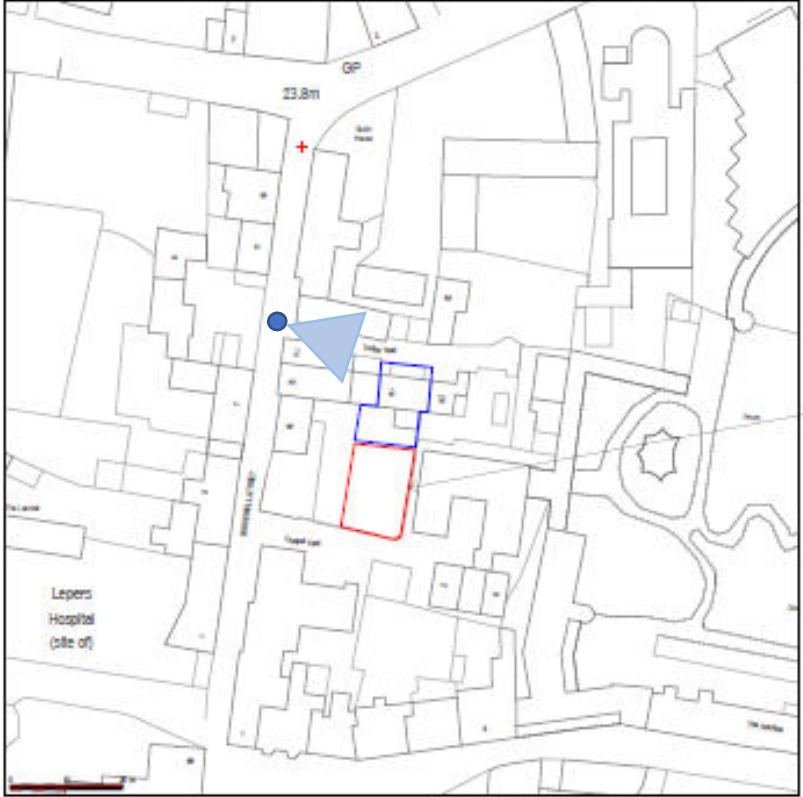
Chapel Yard →

Bridewell Street

# ENTRANCE TO CHAPEL YARD



# FRONT OF 18 BRIDEWELL STREET



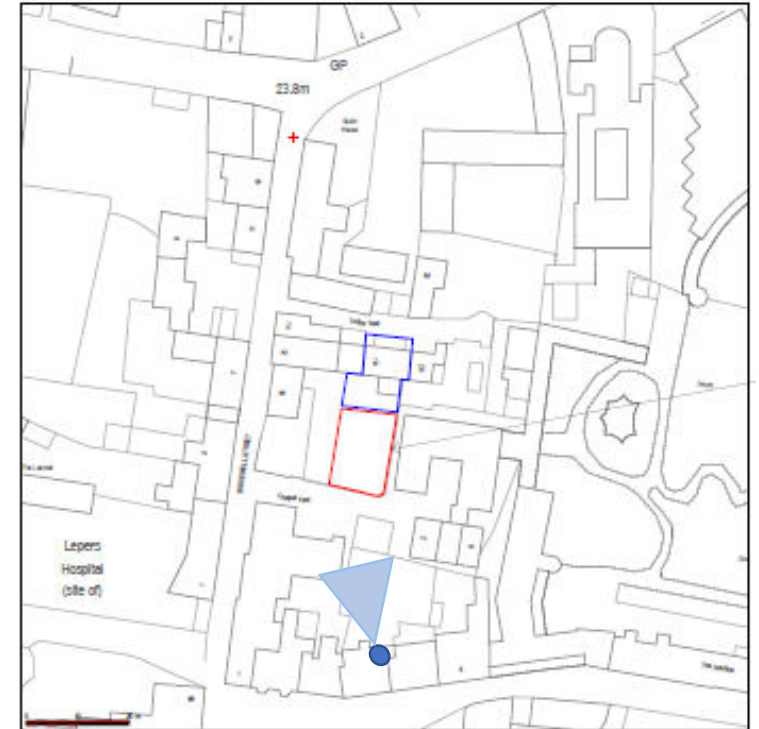


## REAR OF 18 BRIDEWELL STREET





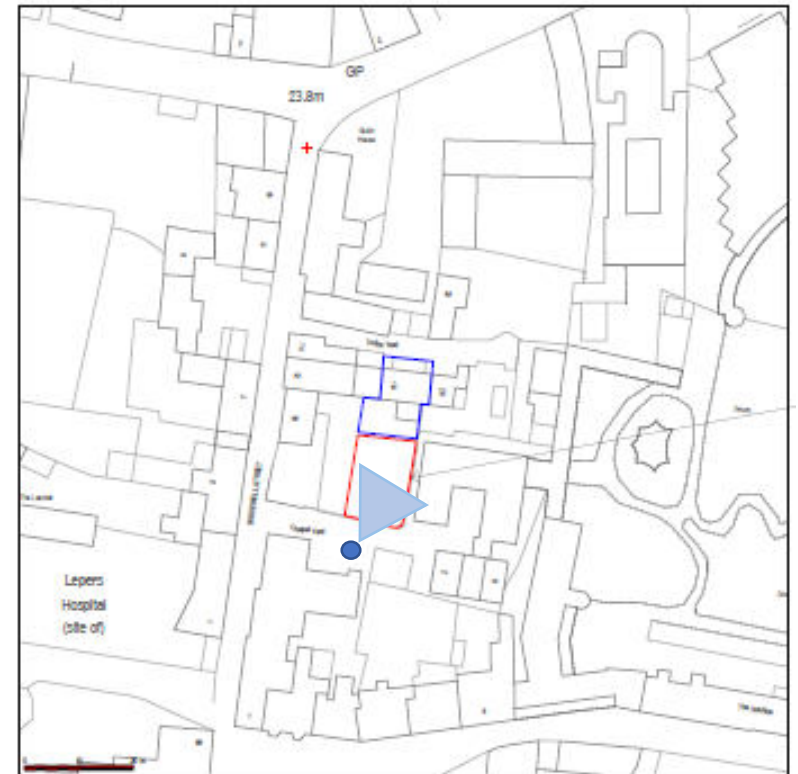
# Western boundary



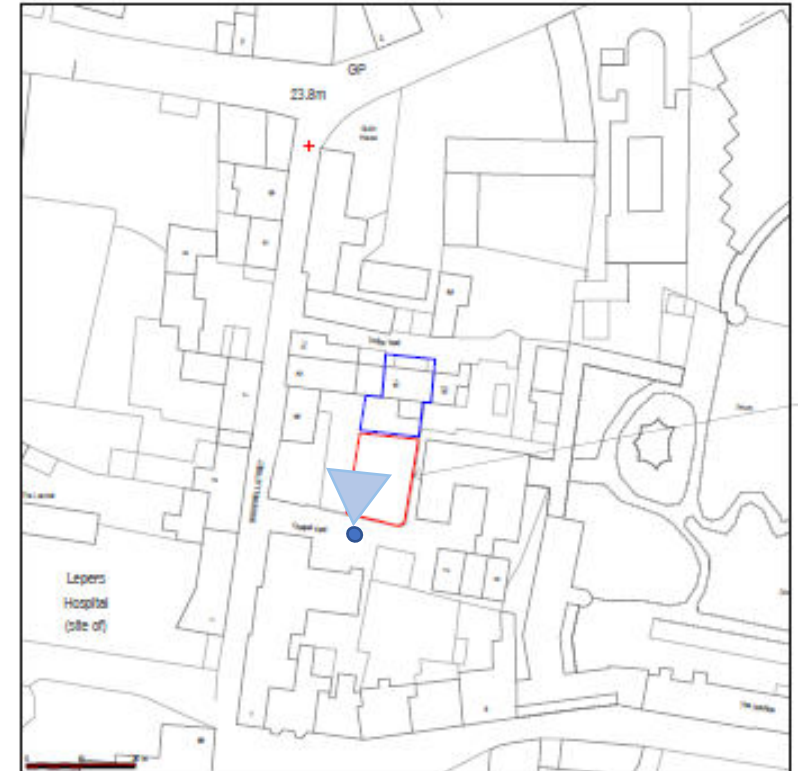




# Eastern boundary

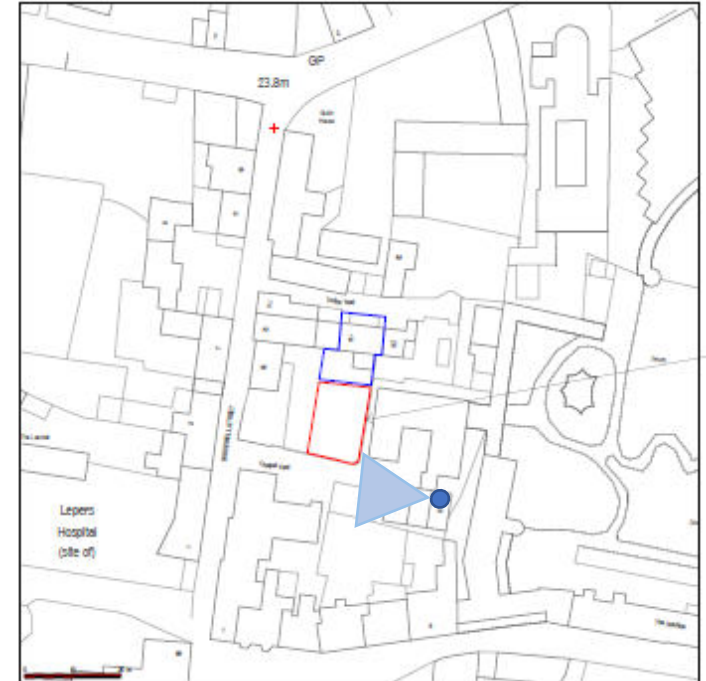


# Southern boundary showing existing trees

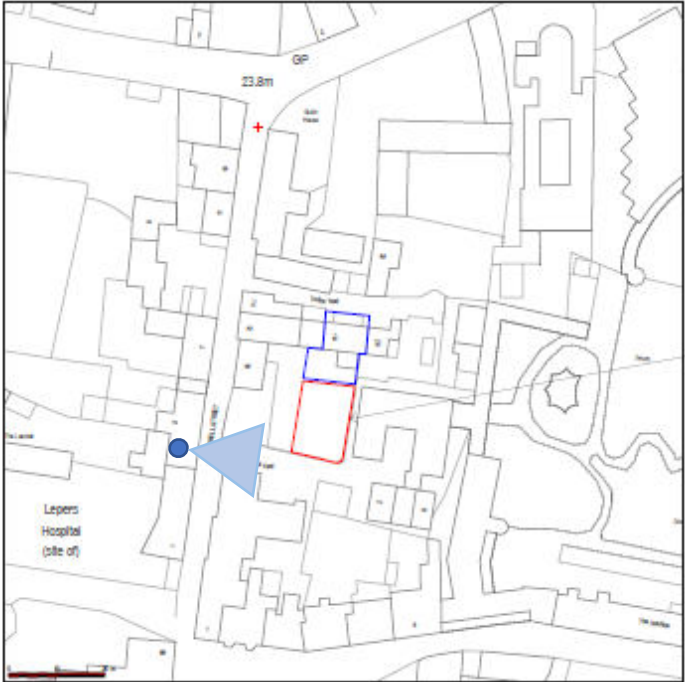




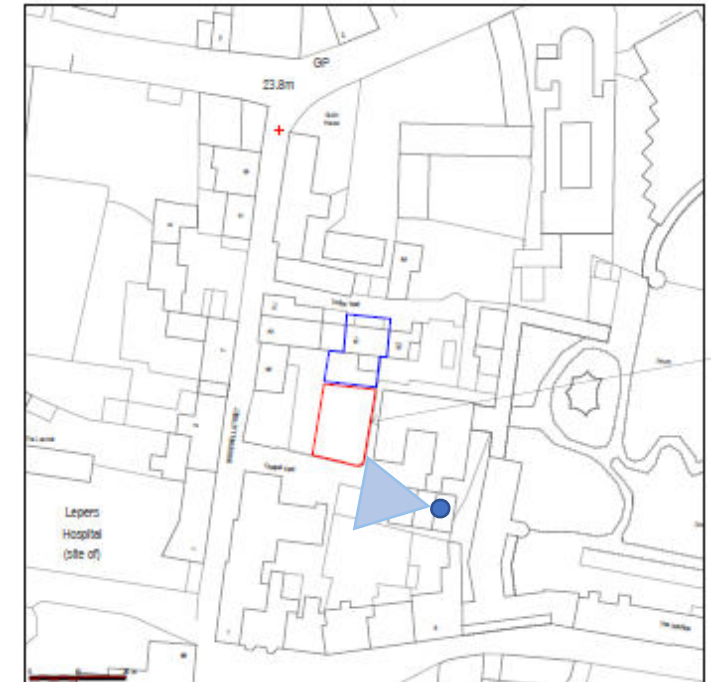
# Site access (view towards Bridewell Street)



# View east into Chapel Yard



# View towards Bridewell Street

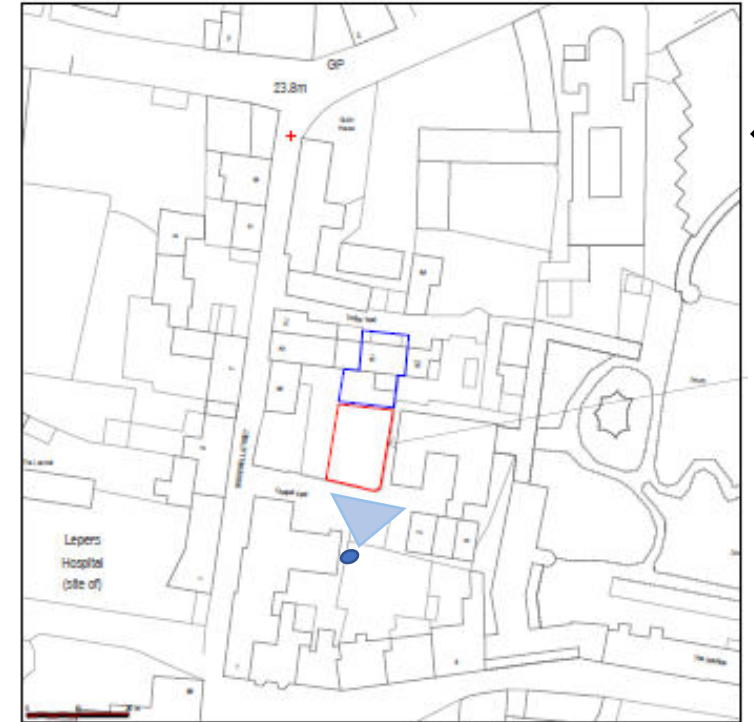


# View from Bridewell Street



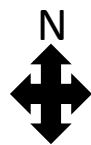
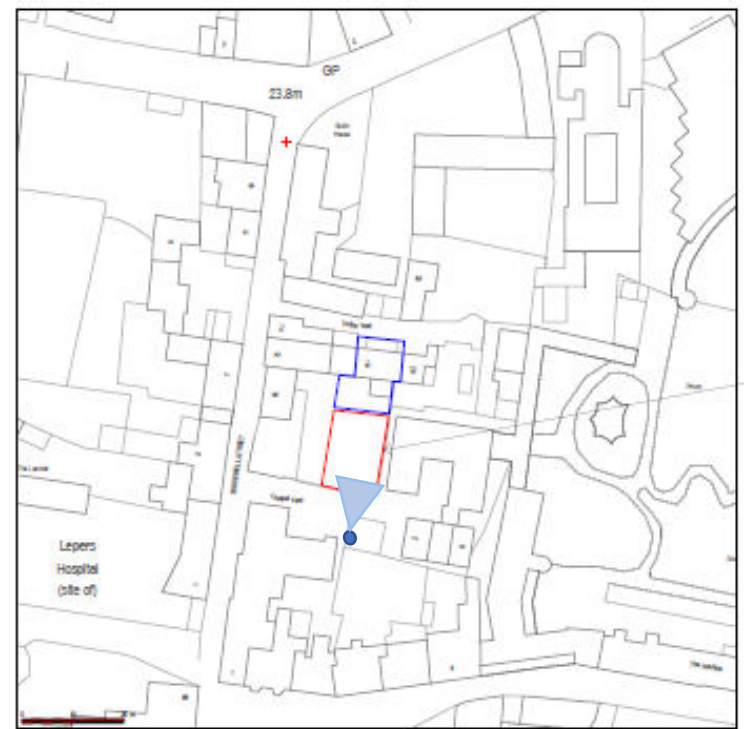


# View into site from access





# View into site from site access





# KEY ISSUES

- Principle
- Design
- Amenity
- Highway impact
- Landscape impact
- Biodiversity
- Heritage impact

# RECOMMENDATION

## **REFUSE for the following reasons:**

In the opinion of the Local Planning Authority due to its design, appearance, layout, siting and loss of historic character resulting from the proposal to demolish and rebuild the front boundary wall, the proposed development would result in less than substantial harm to designated heritage assets and as such would fail to accord with Paragraph 202 of the National Planning Policy Framework and Policy EN 8 of the adopted North Norfolk Core Strategy.

The proposed development by virtue of its design, appearance, layout, siting and materials is not considered to have proper regard to local context or preserve or enhance the character and quality of the area. In particular, the proposal would also result in the loss of trees at the front of the site resulting in a hard edge to the new build on the most visible southern boundary with Chapel Yard and no proposals are included for appropriate compensatory landscape mitigation which would be of wider amenity value. As such the proposal fails to accord with Policy EN 4 of the North Norfolk Core Strategy.

Final wording of conditions to be delegated to the Head of Planning.