

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

Summary: This report seeks approval to adopt the draft Brinton, Edgefield, Hunworth, Sharrington, Stody and Thornage Conservation Area Appraisals along with the associated Management Proposals contained therein.

- Recommendations:
1. **That Working Party recommend to Cabinet to adopt the six Glaven Valley Village Appraisals for statutory planning purposes and for the Appraisal documents to become material considerations in the planning process.**
 2. **That Working Party recommend to Cabinet to agree the proposed boundary changes as recommended in the draft Appraisal documents and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.**
 3. **That Working Party recommend to Cabinet to agree the proposed Local Listings as identified within the draft Appraisal documents.**

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 At its meeting on 17 May 2021, Working Party approved the Draft Glaven Valley Village Conservation Area Appraisals (CAA's) for public consultation purposes. A nine week period of consultation was undertaken from 22 November 2021 to 21 January 2022. As a result of the representations received from members of the public and interested bodies; the six CAA's have been amended and plans updated.
- 1.2 As resolved at the aforementioned meeting, the CAA's now come back to Working Party for consideration and final adoption by Cabinet.

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 Appraisal Designation and Management 2019). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy Framework (2019).The District's adopted Local Development Framework (LDF) provides the local planning policy context.

3. What is a Conservation Area Appraisal?

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

- **As a tool to demonstrate the area's special interest.**
This is particularly important when considering development proposals and as part of any appeal process or site allocation.
- **As a method of community engagement**
As part of the adoption process a period of consultation is held including a public meeting which enables active community engagement, encourages dialogue and most importantly buy-in from residents for the management of the area.
- **As educational and explanatory tool**
Appraisals acts as an educational tool informing users of the historic, social and architectural importance of the area. They help to explain to property owners, local business and inhabitants the reasons behind the designation
- **As a method of understanding character**
Appraisals offer greater understanding and articulation of an areas character which will help the LPA form robust policies and planning decisions.
- **As a material consideration**
Once adopted, appraisals become a material consideration to the Secretary of State, including where urgent works are proposed to preserve unlisted buildings in a conservation area.
- **As a management tool**
The creation of management plans as part of the appraisal process can lead to important enhancements such as regeneration schemes but also smaller scale initiatives such as the addition of buildings onto the 'North Norfolk Local List'.
- **As a process of boundary review**
Most of the Districts CA's haven't been reviewed since the 1970's therefore the boundaries are often no longer relevant or are in need of some alteration to ensure they reflect what's on the ground.

4. Public Consultation

- 4.1 A nine week period of public consultation was undertaken from 22 November 2022 – 21 January 2023 and included:
- The CAA documents and associated material made available on the Councils website.
 - Dedicated content created on the NNDC website introducing the work and explaining the changes.
 - Press release to various media outlets.
 - Councils own social media campaign.
 - Posters distributed locally.
 - Exhibitions within each local church for the duration of the consultation.
 - Leaflets delivered by residents locally where requested.
 - Public meetings in Hunworth and Sharrington on 15th December.

- 4.2 A total of 32 consultation responses were received from members of the public, parish councils and external consultees. These representations are summarised alongside the relevant LPA response and actions in Appendix 1.
- 4.3 All six documents have been reviewed and updated to take on board the comments received. This has included amendments to some CA boundaries, adjustments to wording, changes to content as well as photographs.

5. Management Proposals Overview

5.1 Brinton – Boundary Review

5.1.2 The major boundary change is the separation of Brinton and Thornage into their own separate Conservation Areas. Although there are historical links between the two villages, their historic built environments have different characters and separating them allows for better understanding and management of both. The area inbetween the two already falls into the Glaven Valley Conservation Area, which will not change, and so whilst Brinton and Thornage will be separated, the land between will still benefit from Conservation Area designation. The boundary of the new Brinton Conservation Area has been more tightly drawn to exclude areas of undeveloped space, especially where these are arbitrarily drawn portions of field. The exclusion of these areas reflects that they do not have the character of the Conservation Area but they remain important elements of the setting of the Conservation Area, and therefore still carries weight for the purposes of the NPPF. The only dwelling outside the Conservation Area, Meadow Cottage, is modern and should remain outside the Conservation Area.

5.2 Brinton – Local Listings

5.2.1 Three structures within the Brinton CA are proposed for local listing:

- Brinton Hall Walled Garden
- Brinton Hall and churchyard estate fence
- Home Farm Barn

5.3 Edgefield – Boundary Review

5.3.1 It is proposed to extend the Conservation Area to the south-west to include the prominent group of buildings forming Manor Farm together with the Grade II* listed church of St Peter and St Paul and two Grade II listed eighteenth century farmhouses. These are important historic buildings located close to the existing Conservation Area and the boundary change allows them to be included without bringing a large amount of farmland into the Conservation Area. It is also proposed to extend the Conservation Area northwards to include the nationally listed buildings and the similar unlisted buildings that are all early examples of local authority housing and contribute to the special interest of Edgefield. The areas of modern building on the west side of Norwich Road north of the Green and on the east-west stretch of Pecks Lane are to be excluded

because they represent large areas that do not positively contribute to the character and special interest of the Conservation Area. Other changes to the east and western boundaries are adjustments to reflect physical boundaries to avoid the Conservation Area boundary passing through the middle of a field or garden.

5.4 Edgefield - Local Listings

5.4.1 Nine structures within the Edgefield CA are proposed for local listing:

- 5 and 6 Holt Road
- 7 and 8 Holt Road
- The Lodge
- The Old Smithy
- The Old Post Office
- The former Baptist Chapel
- Manor Farm House

5.5 Hunworth – Boundary Review

5.5.1 In most cases the proposed changes rationalise the boundary so that fields are removed and included within the surrounding Glaven Valley Conservation Area, while domestic gardens are included within the Hunworth Conservation Area. The main change is the removal of Hunworth Mill from the Hunworth Conservation Area and its inclusion instead within the Glaven Valley Conservation Area, where it has particular significance as one of the few remaining mill buildings on the river. It is also proposed that the early twentieth century houses along King Street should be included to reflect their contribution to the historic development of the village.

5.6 Hunworth – Local Listings

No buildings are proposed for local listing within Hunworth Conservation Area.

5.7 Sharrington – Boundary Review

5.7.1 Given that the Conservation Area should cover elements that contribute to the special interest of the area, no new buildings are proposed for inclusion as the groups of buildings outside the Conservation Area along the Bale Road, Thornage Road and New Road and the single dwelling to the south on The Street are modern and do not contribute to the special interest. It is also proposed that the modern buildings in the north-east corner of the Conservation Area be excluded as they do not contribute positively. However, given the importance of boundary treatments and as they border directly onto the Conservation Area, the boundary demarcations will remain in the Conservation Area and those of the modern cottage along The Street will be added to the Conservation Area. The latter is the site of historic dwellings that have been replaced. The Village Hall is proposed for inclusion in the Conservation Area as is the avenue of trees along Upper Hall Road. Other changes regularise the boundary to follow garden boundaries where currently the boundary cuts through properties.

5.8 Sharrington – Local Listings

5.8.1 Six structures within the Sharrington CA are proposed for local listing:

- The Chequers
- 16-17 The Street
- 18-19 The Street
- Chapel House (former Wesleyan Chapel)

5.9 Stody – Boundary Review

5.9.1 In the case of Stody, the village is currently within the large Glaven Valley Conservation Area. However, it is the only village within the Glaven Valley which is not designated in its own right as a Conservation Area, which seems an anomaly. The village has character as a rural settlement, with vernacular buildings that demonstrate the building materials and styles of North Norfolk. Its Church is an excellent example of a round tower church common in the region and Stody Hall is an impressive manor house. Both buildings, particularly the Church, command key views and act as focal points. The agricultural history of the village is demonstrated in farm buildings at Stody Hall Farm and Kendles Farm. Those at the latter are particularly large and impressive, which is recognised in their Grade II listing.

A proposed boundary was initially drawn to encompass the historic village core around the church, buildings along Brinton Road and important historic farm buildings to the north-west. This proposed boundary for a new conservation area was put forward for public consultation. The feedback from the consultation suggested a larger area should be included in the new village conservation area. The boundary has therefore been revised to incorporate Hunworth Road, which similarly is currently within the Glaven Valley Conservation Area.

The current protection under the designation as part of the Glaven Valley Conservation Area will be switched to the new Stody Conservation Area, therefore meaning there is no change to the level of protection the village has, merely a better defined assessment of the character and appearance which make the village special. This means that planners and conservation officers will be able to more accurately judge planning permissions for change within the village according to the effect it will have on the village's own characteristics.

5.10 Stody – Local Listings

5.10.1 One structure within the Stody CA is proposed for local listing:

- Stody Hall

5.11 Thornage – Boundary Review

5.11.1 The major change is the separation of Brinton and Thornage into two separate Conservation Areas. Although there are historical links between the two villages, their historic built environments have different characters and separating them allows for better understanding and management of both. The area inbetween the two already falls into the Glaven Valley Conservation Area, which will not change, and so whilst Brinton

and Thornage will be separated, the land between will still benefit from Conservation Area designation. In addition areas of open space have been excluded so that the focus of the Conservation Area is the historic built environment. As part of the rationalisation of the boundary areas of garden or grounds associated with properties in the Conservation Area have been included.

5.12 Thornage – Local Listings

5.12.1 Two structures within the Thornage CA are proposed for local listing:

- Outbuilding west of the Old Rectory
- Former public house (Holt Road/The Street)

6. Procedural Matters and Next Steps

6.1 Once adopted, the CAA's will be published on the Councils website and the relevant statutory advertisement undertaken. The documents will then become material considerations in the planning process and can be referred to and referenced as part of the development management process.

6.2 Following the adoption of the final six village conservation area appraisals and revised boundaries within the Glaven Valley, the Glaven Valley Conservation Area draft appraisal will be brought before the Working Party seeking approval to undertake the public consultation process that will underline the final stage of the Glaven Valley review programme.

7. Budgetary Implications

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

Recommendations:

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