

APPLICATION REFERENCE: PF/23/1694

LOCATION: Stable Court Barn, Langham Hall,  
Holt Road.

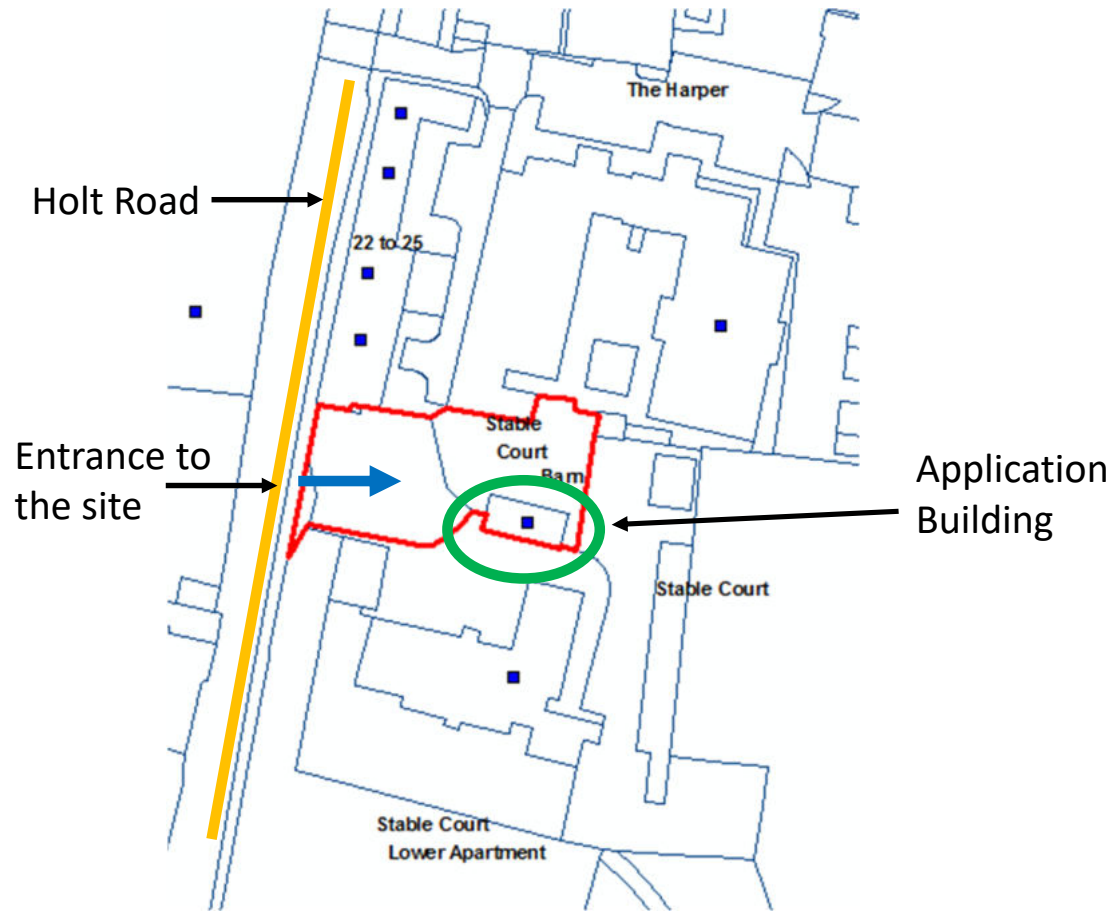
PROPOSAL: Change of use of building to  
holiday accommodation and associated land to  
garden to serve the holiday accommodation;  
erection of a shed and means of enclosure with  
gated access between existing brick piers;  
associated operational development



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

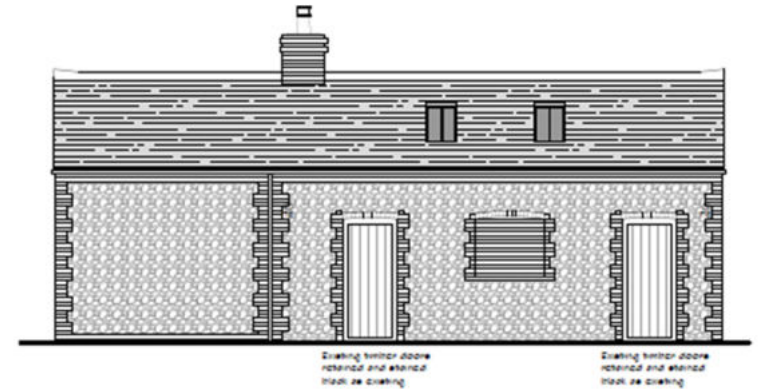
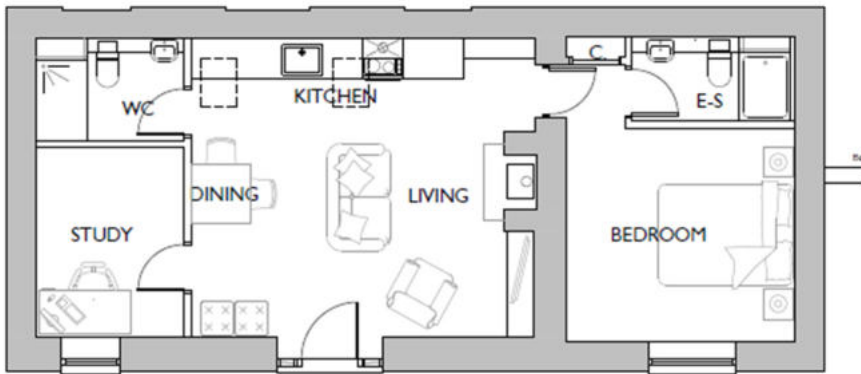
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# Site Location Plan

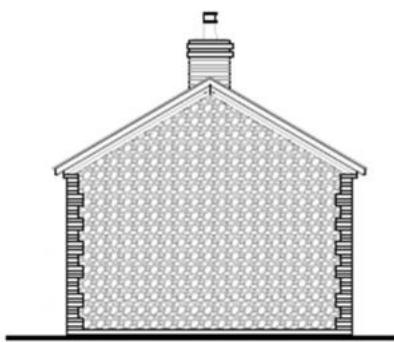




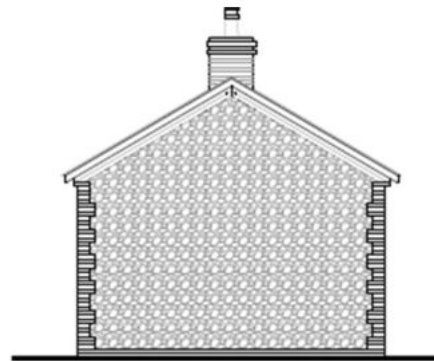
# Existing and Proposed Floor Plans and Elevations



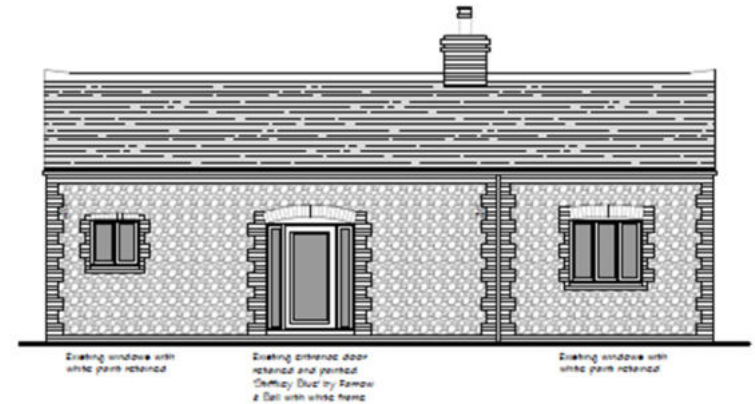
SOUTH ELEVATION TO LANGHAM HALL



WEST ELEVATION

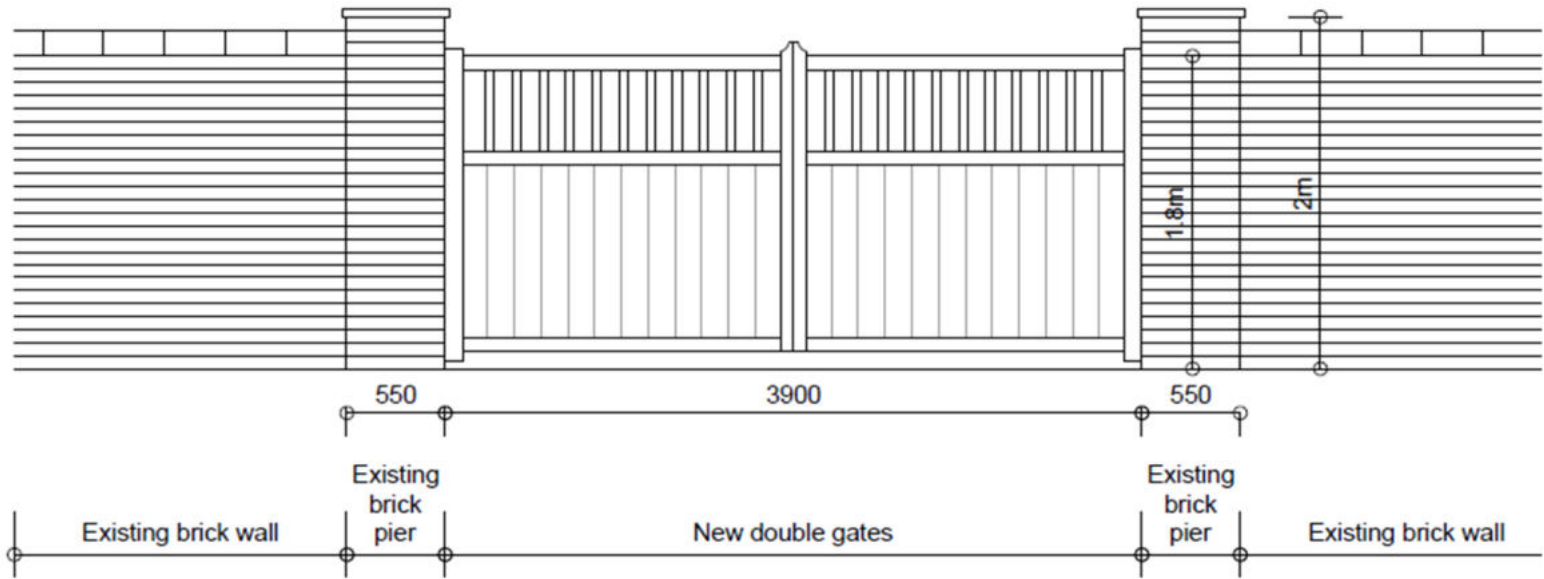


EAST ELEVATION

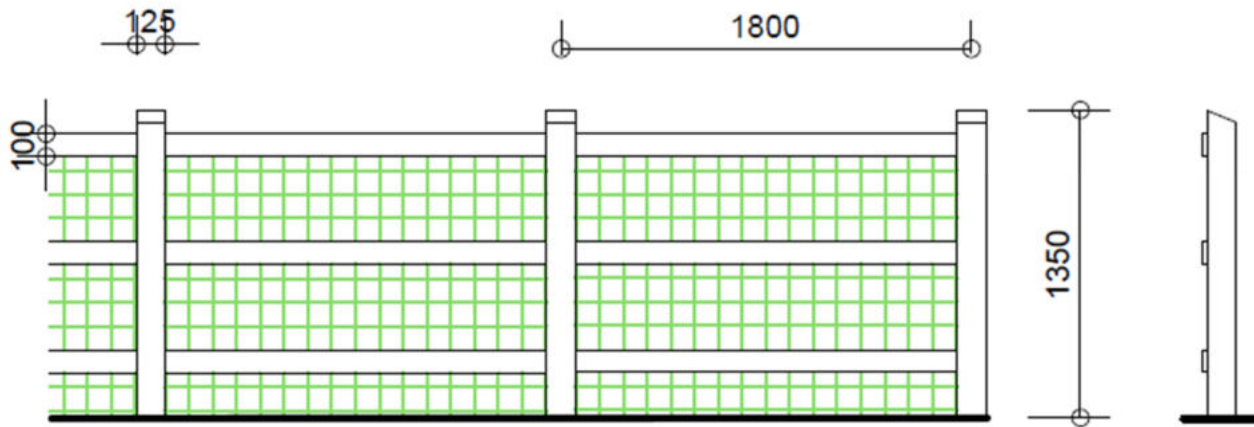


NORTH ELEVATION TO COURTYARD

# Proposed Gates set within Existing Brick Piers



# Proposed Post and Rail Fence and Hedge

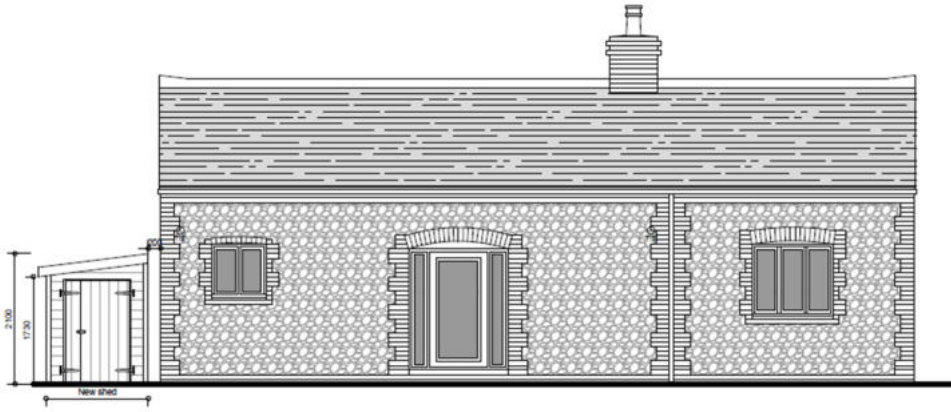


Example of new post & rail fence with hedge

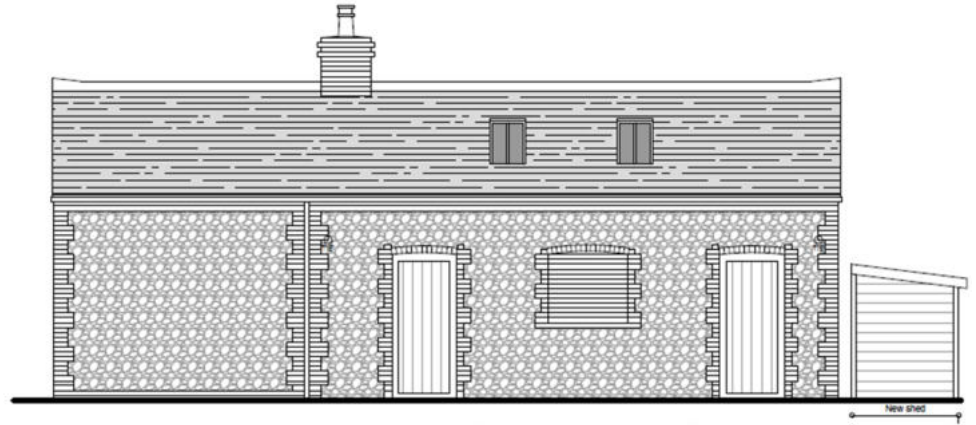


Example of new post & rail fence with green mesh for animal proofing

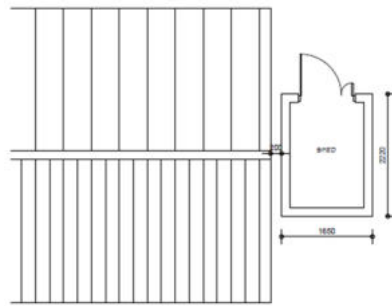
# Proposed Shed



NORTH ELEVATION  
TO COURTYARD



SOUTH ELEVATION  
TO LANGHAM HALL



PROPOSED FLOOR PLAN  
1:50



Example of proposed mono pitched  
roof shed

# Key elements of the applications

- **Principle of development**
- **Design and Impact on Heritage Assets**
- **Amenity**
- **Landscape**
- **Biodiversity**
- **Highways and Parking**
- **Planning Balance**



**Viewpoint – Looking east into the site from the existing access.**



# Viewpoint – Looking east within the application site.



# Viewpoint – looking north at existing parking/grass provision.



# Viewpoint – looking northeast towards the existing wall and brick piers.



# Viewpoint – looking southwest at the existing wall and brick piers



# Viewpoint – looking northeast within the application site.



# Viewpoint – looking southeast towards the application building



**Viewpoint – south – front elevation of the application building.**





# Viewpoint – northwest – rear elevation of the application building

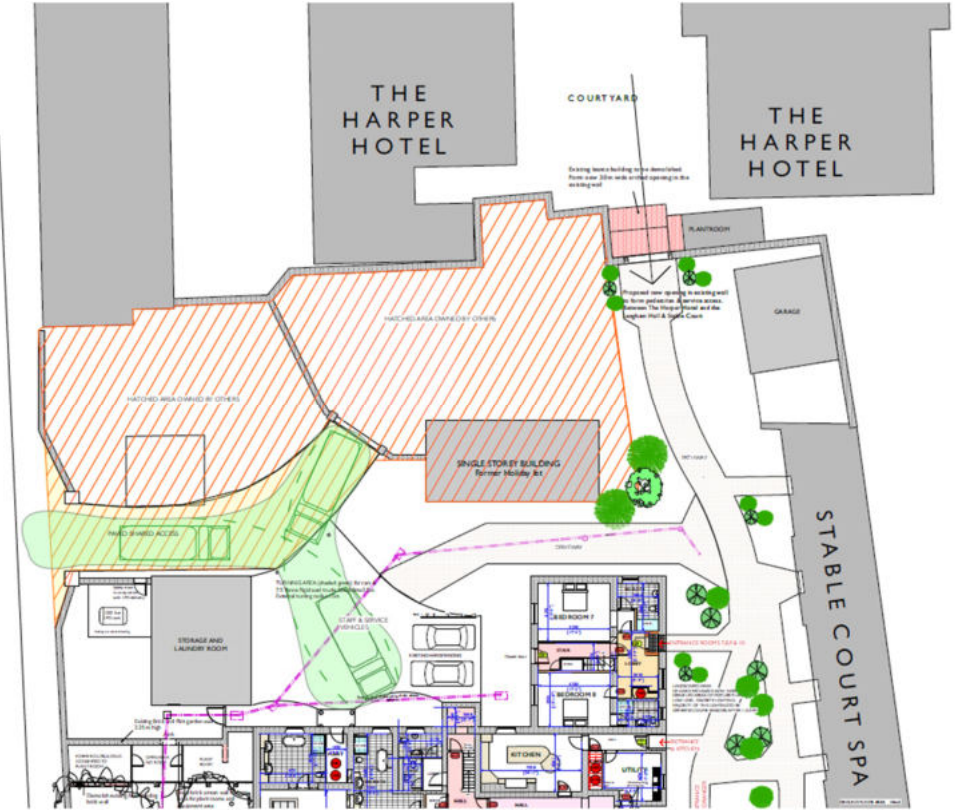


# Viewpoint – east illustrating the access between the application building and Langham Hotel.



# Proposed layout plan for conversion to holiday let

# Proposed layout plan for application PF/22/2091



## **Delegate authority to the Head of Planning to APPROVE subject to the following conditions**

- Time limit
- In accordance with the approved Plans
- Timing of hedgerow planting
- Holiday occupancy conditions (140 days, register of lettings, no let must exceed 31 days)
- PD removal for works to the building and curtilage.
- Parking and turning.

**Final wording of conditions and any others considered necessary to be delegated to the Assistant Director - Planning.**