

# APPLICATION REFERENCE: PF/24/0265 & LA/24/0264

**LOCATION:** Holt Hall, Kelling Road, Holt, Norfolk, NR25 7DU

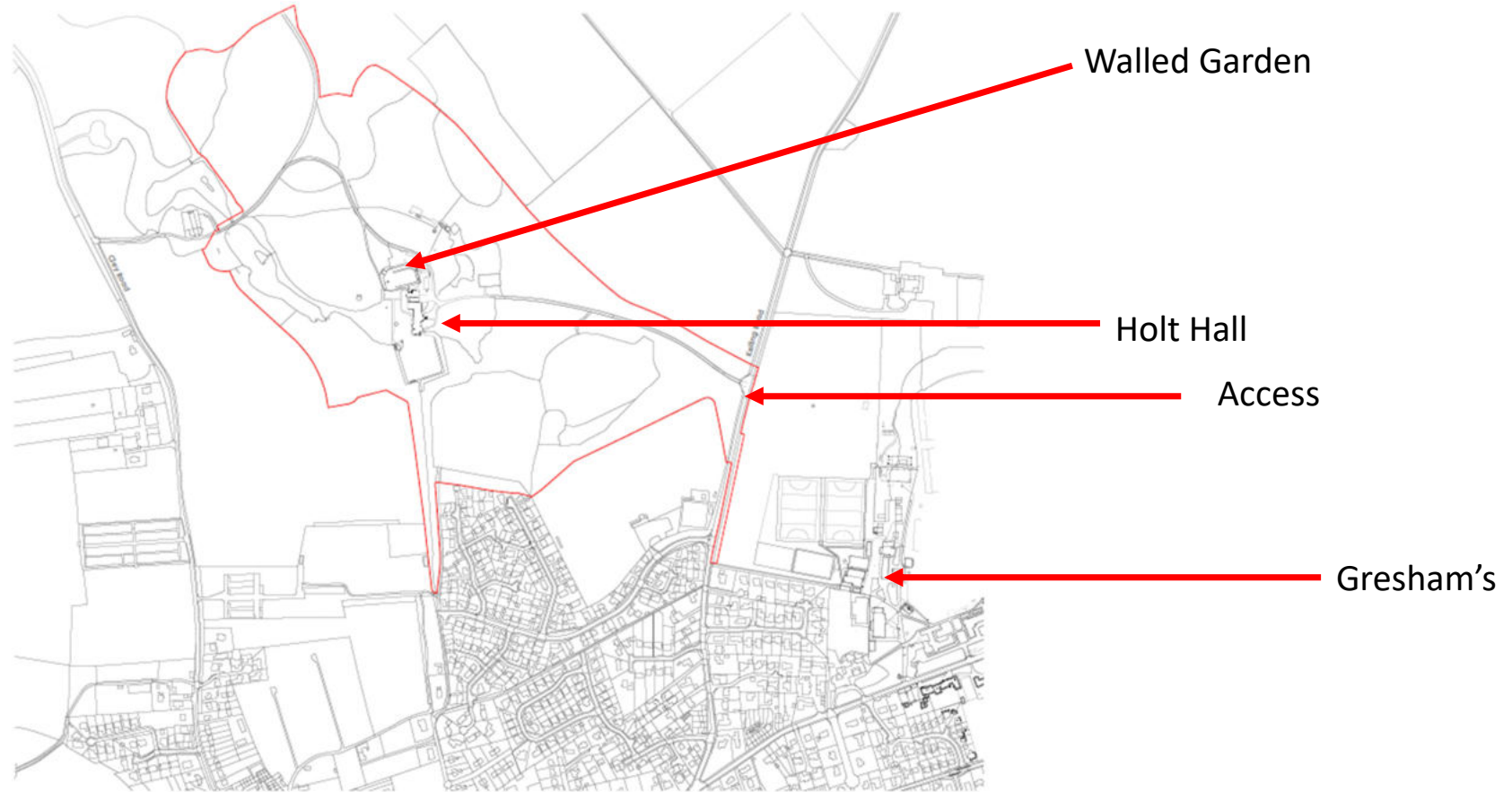
**PROPOSAL:** Creation of new Preparatory School (Use Class F1(a)) at Holt Hall to comprise the restoration of Holt Hall, including demolition of existing kitchen and stable blocks to create a new North Wing Extension; removal of existing modern pre-fabricated timber teaching block and greenhouses, including demolition of pig sty and wall adjacent to the greenhouses, to create a new Multi-purpose Hall; removal of existing modern greenhouse and timber shed to create a new Music Hall; removal of existing LPG tank, temporary container-type toilet and ancillary buildings and repositioning of the existing equipment shed to create a new Field Studies Centre (Use Class F1(a)); reconfiguration and refurbishment of the Walled Garden; creation of a new ancillary Sports Pavilion and Sports Pitches; adoption of a 30-year Woodland Management Plan; car parking areas; hard and soft landscaping; and associated infrastructure.



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION PLAN



# PROPOSED SITE PLAN





# Access Off Kelling Road



Access off Kelling Road positioned to the east of the site.



# Access off Cley Road



# Views of the site from the south





# Access Off Kelling Road



Views to the south of Kelling Road



Views to the north of Kelling Road



# Entrance to Holt Hall (west)





# Views of Holt Hall and Stables



View facing West



# Timber Classroom and Greenhouse





# South Elevation of Holt Hall



# West Elevation of Holt Hall





# Walled Gardens and Greenhouse



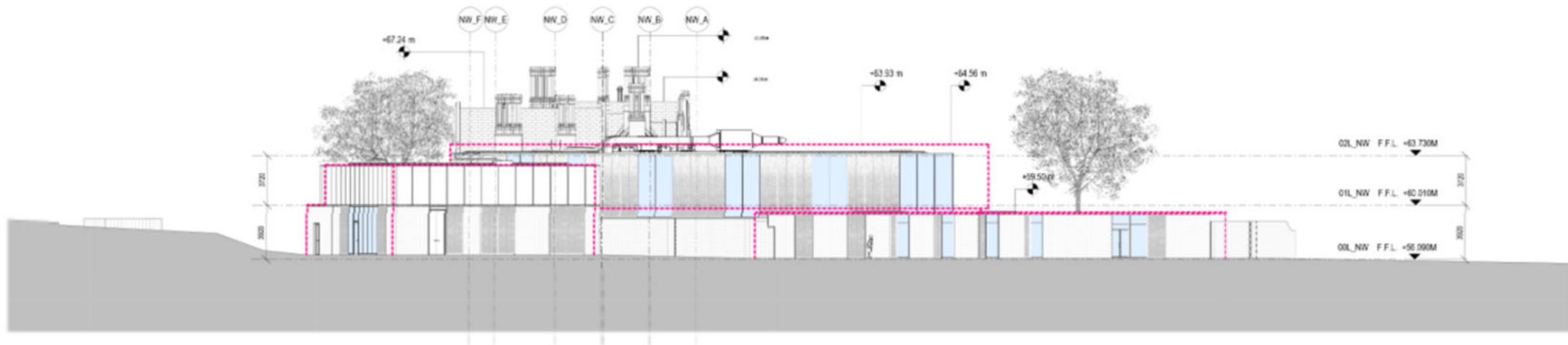
# Holt Hall Proposed Elevation – South



Holt Hall Proposed - South Elevation  
1:200

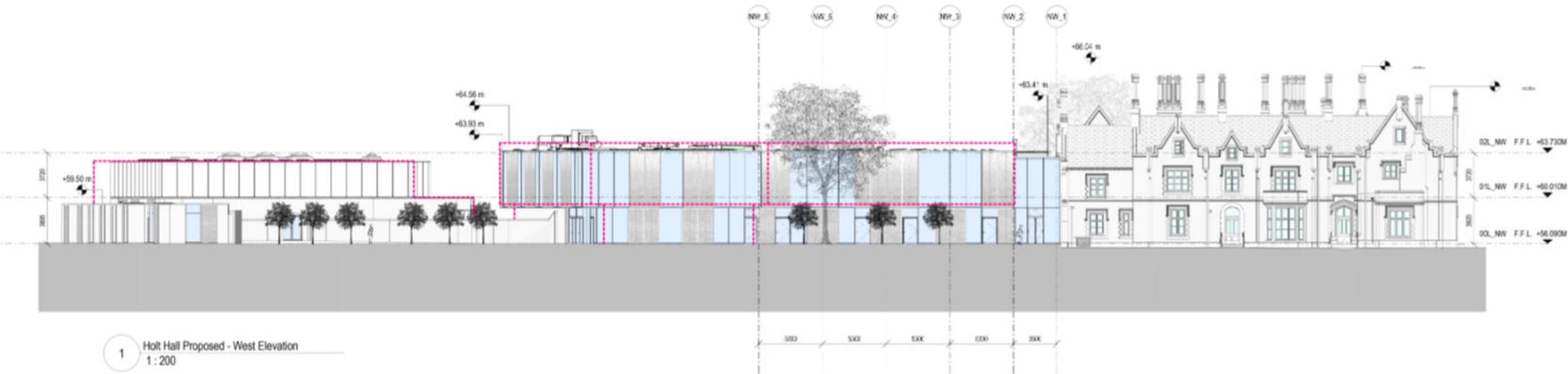


# Holt Hall Proposed Elevation – North



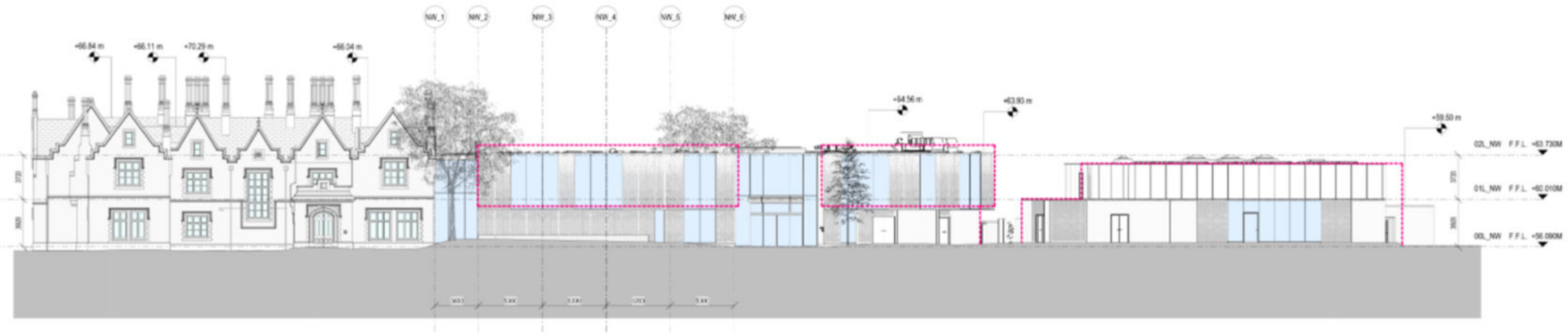
2 Holt Hall Proposed - North Elevation  
1:200

# Holt Hall Proposed Elevation – West





# Holt Hall Proposed Elevation – East



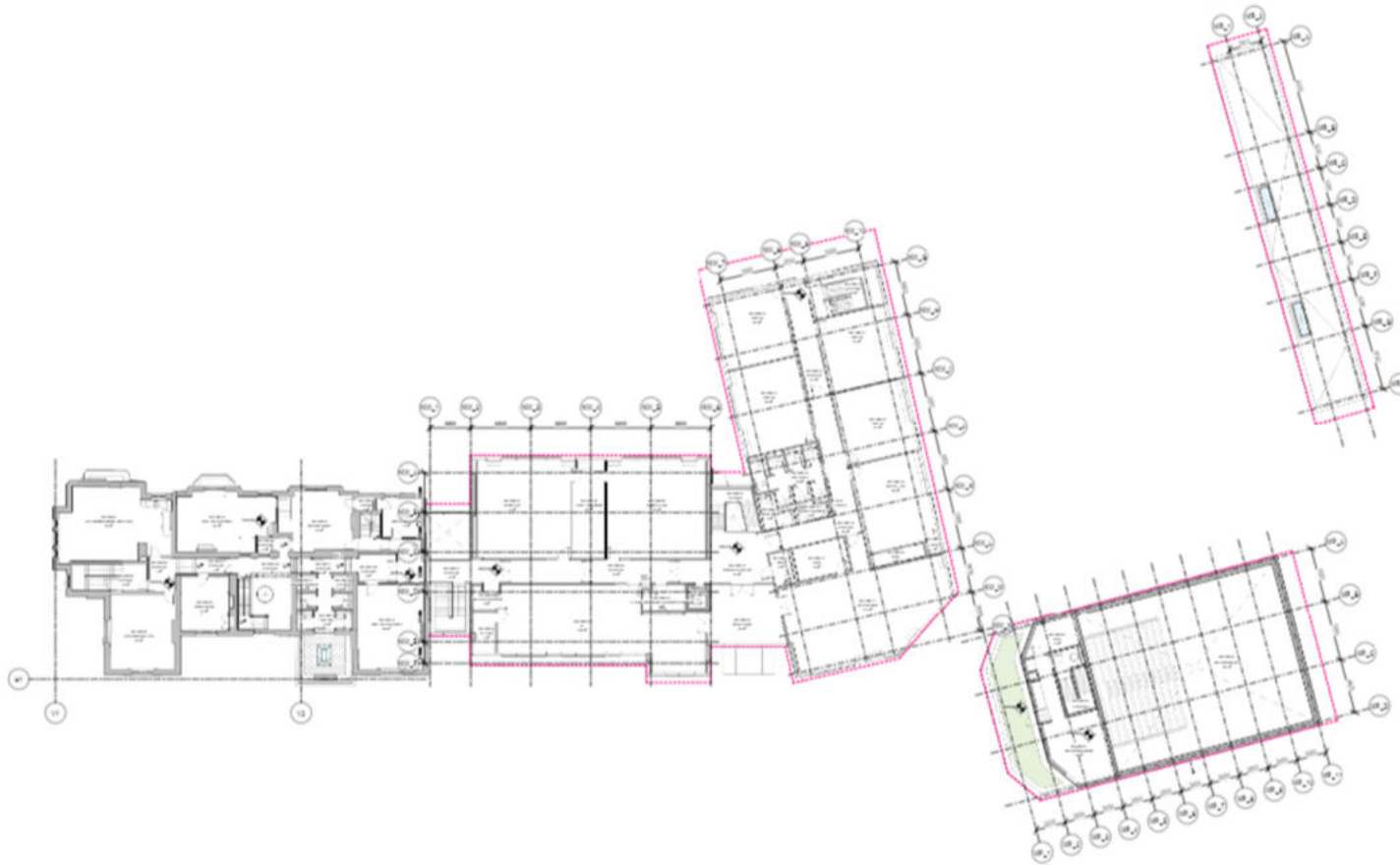
2 Holt Hall Proposed - East Elevation  
1 : 200

# Holt Hall Proposed Ground Floor Floorplans

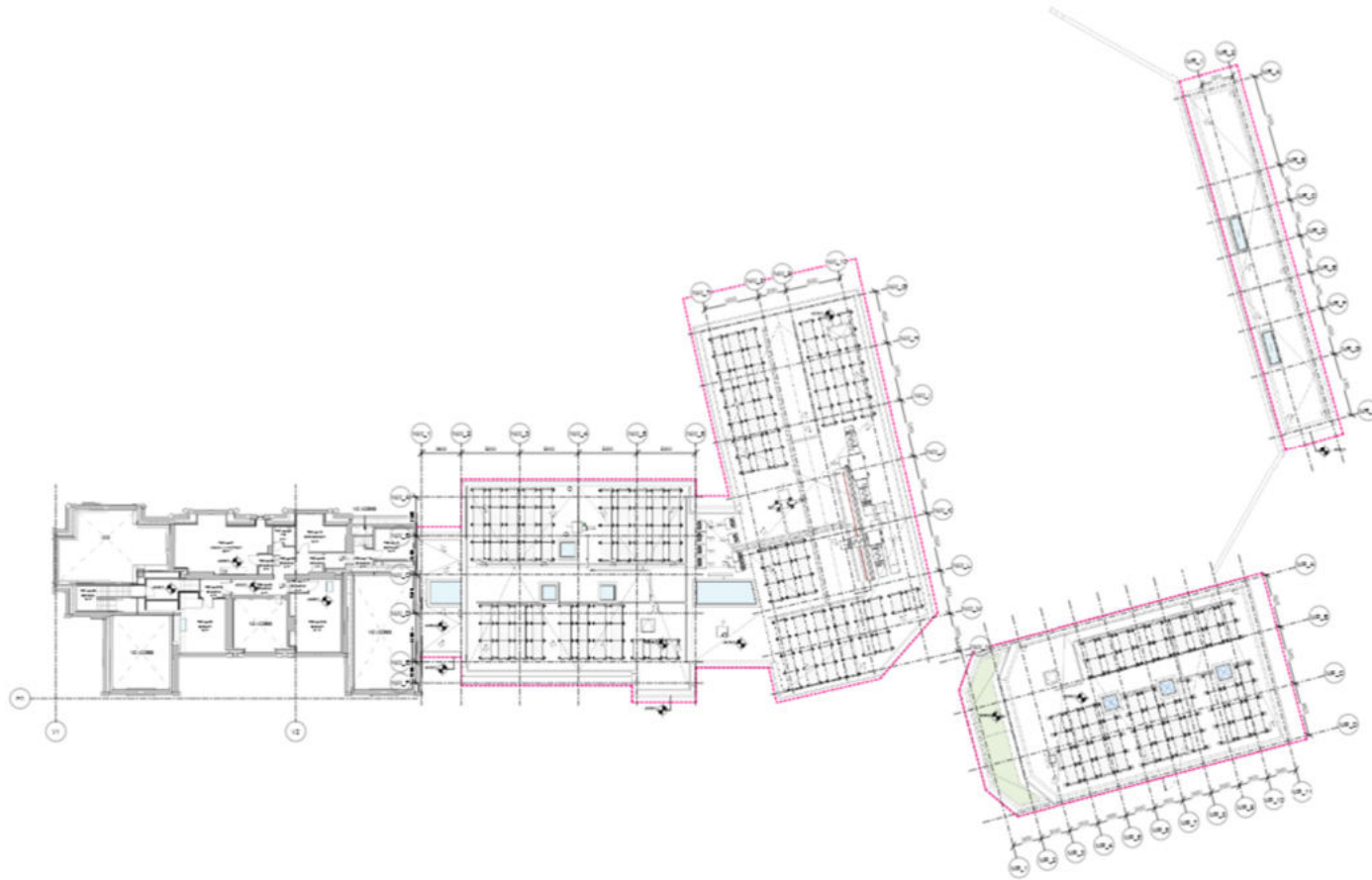




# Holt Hall Proposed First Floor Floorplans

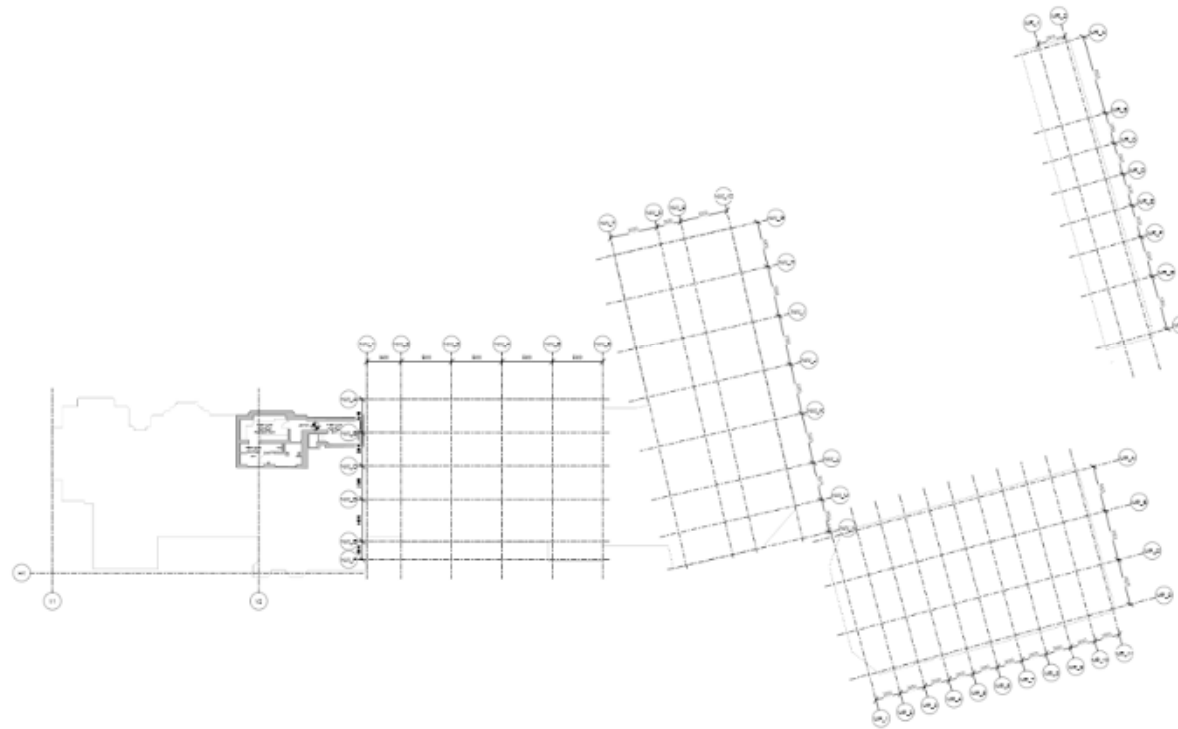


# Holt Hall Proposed Second Floor Floorplans

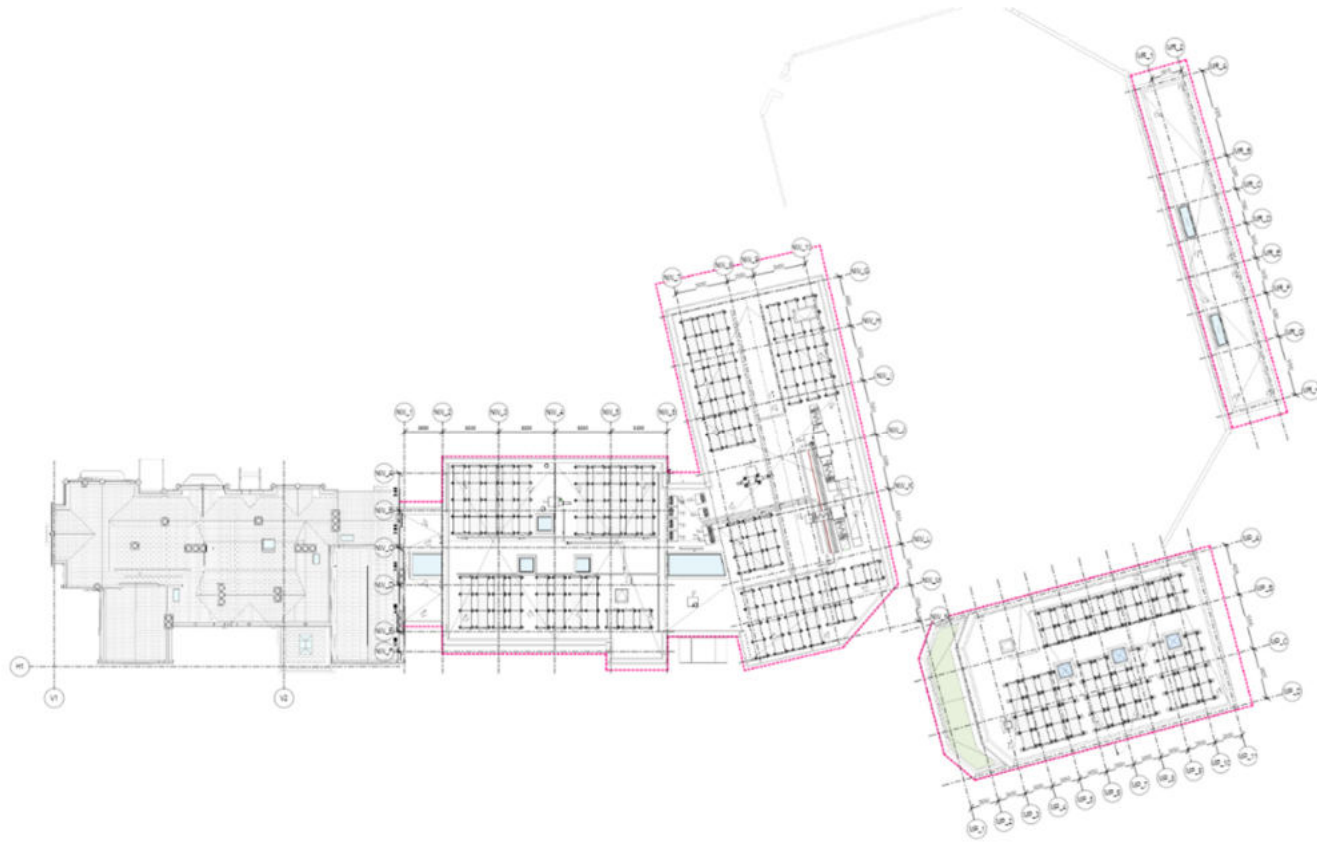




# Holt Hall Proposed Basement Floorplans



# Holt Hall Proposed Roof Plan





# Proposed Visuals



Views of the north wing extension from the Wall Garden

The north wing viewed from the walled garden in early afternoon light



Views of the rear elevation (south)

# Proposed Visuals



Views of the north wing extension from the Wall Garden

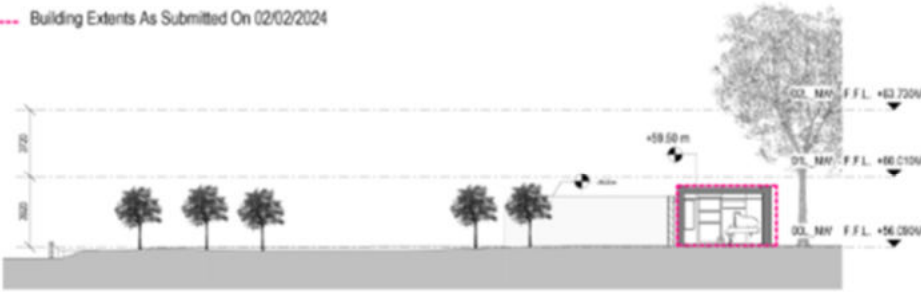


Views of the rear elevation (south)

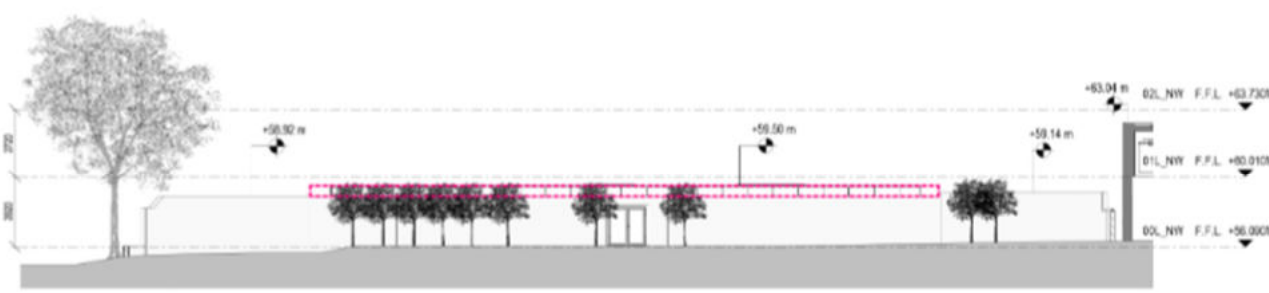


# Proposed Walled Garden East and West Elevations

Building Extents As Submitted On 02/02/2024

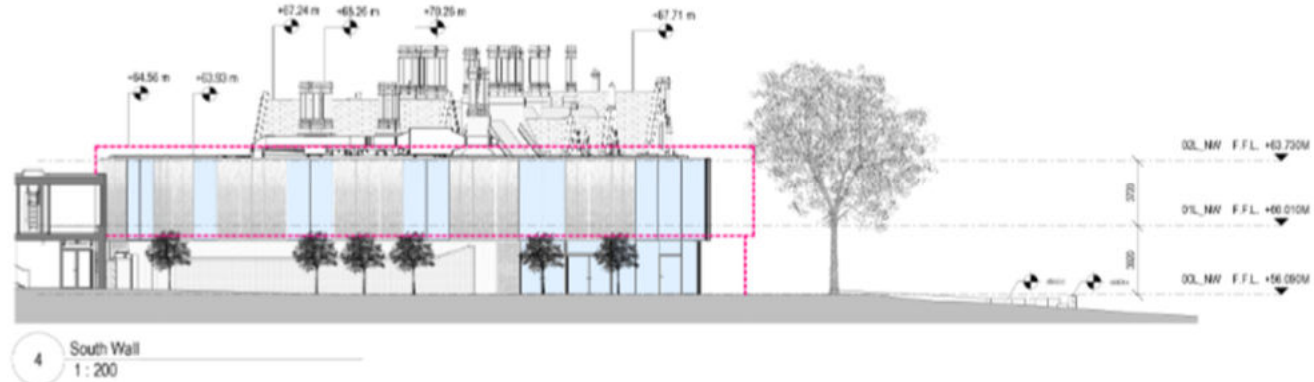


1 West Wall  
1:200



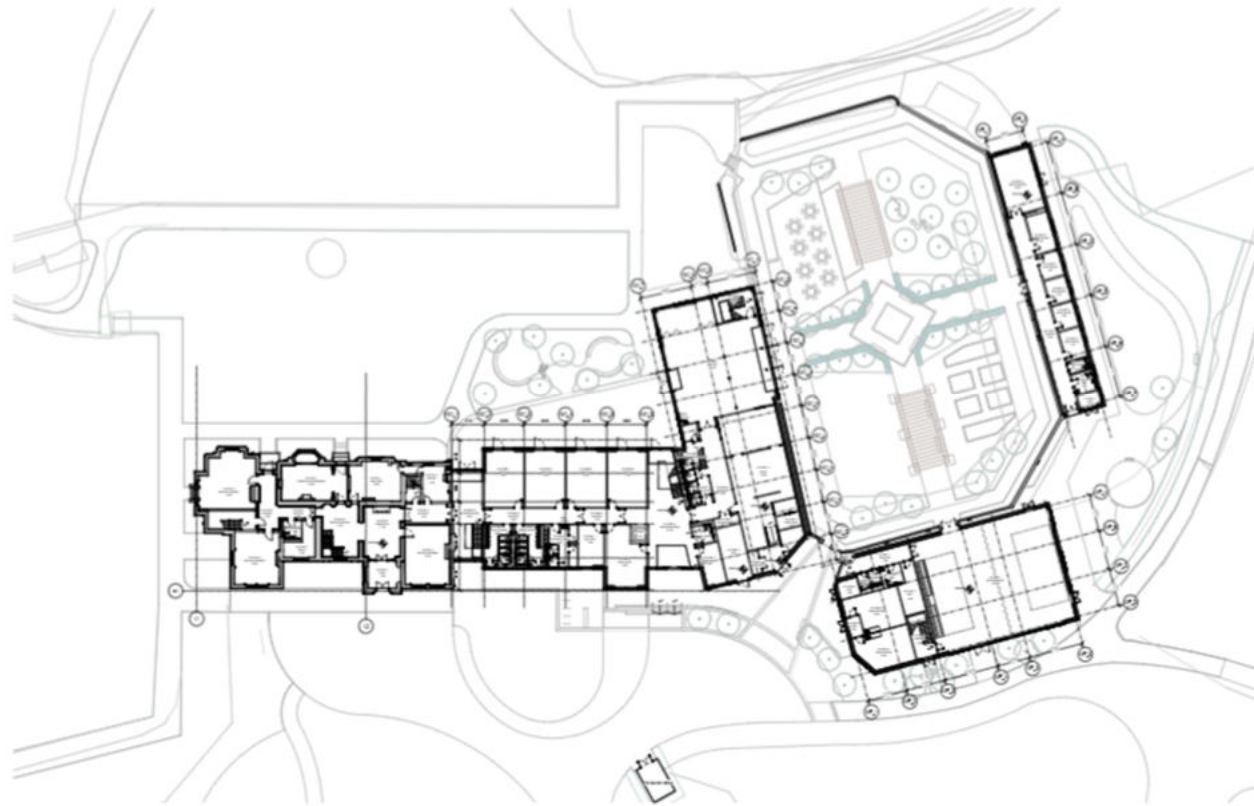
2 East Wall  
1:200

# Proposed Walled Garden North and South Elevations





# Proposed Walled Garden Floorplan



# Proposed Walled Garden Visuals



# Proposed Energy Centre and Sports Pavilion Elevations – East





# Proposed Energy Centre and Sports Pavilion – West

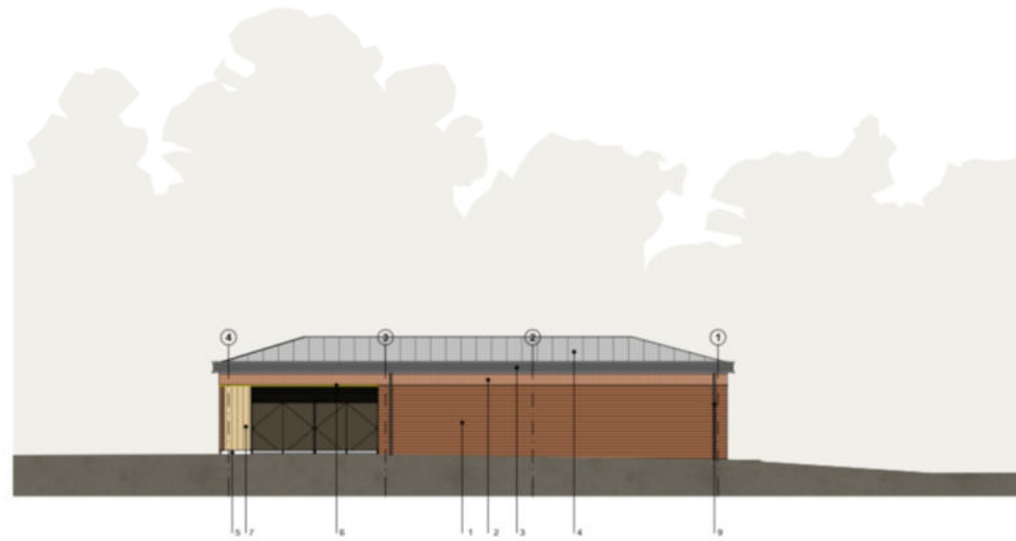


# Proposed Energy Centre Elevations – South



# Proposed Energy Centre Elevations

## Elevations – North





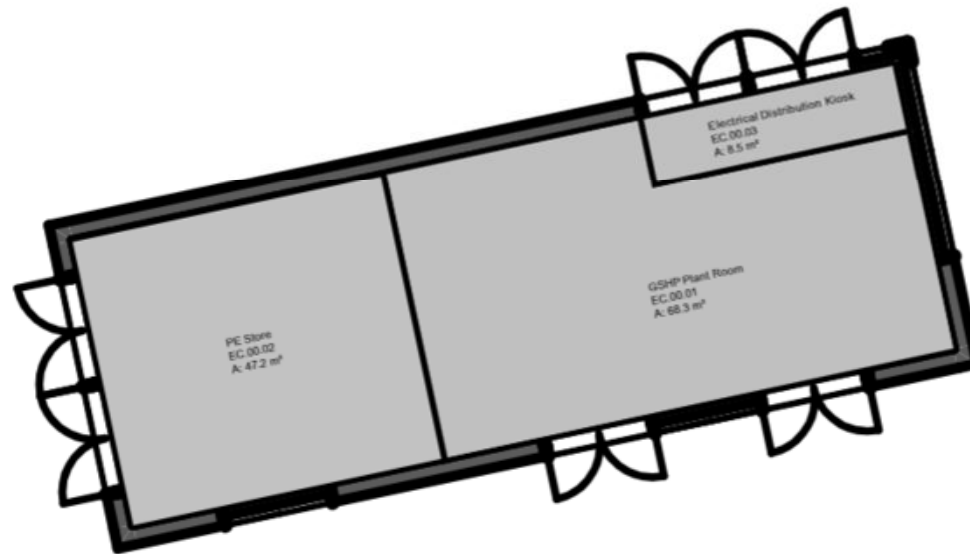
# Sports Pavilion Elevations – North



# Sports Pavilion Floor Plan



# Proposed Energy Centre Floor Plan





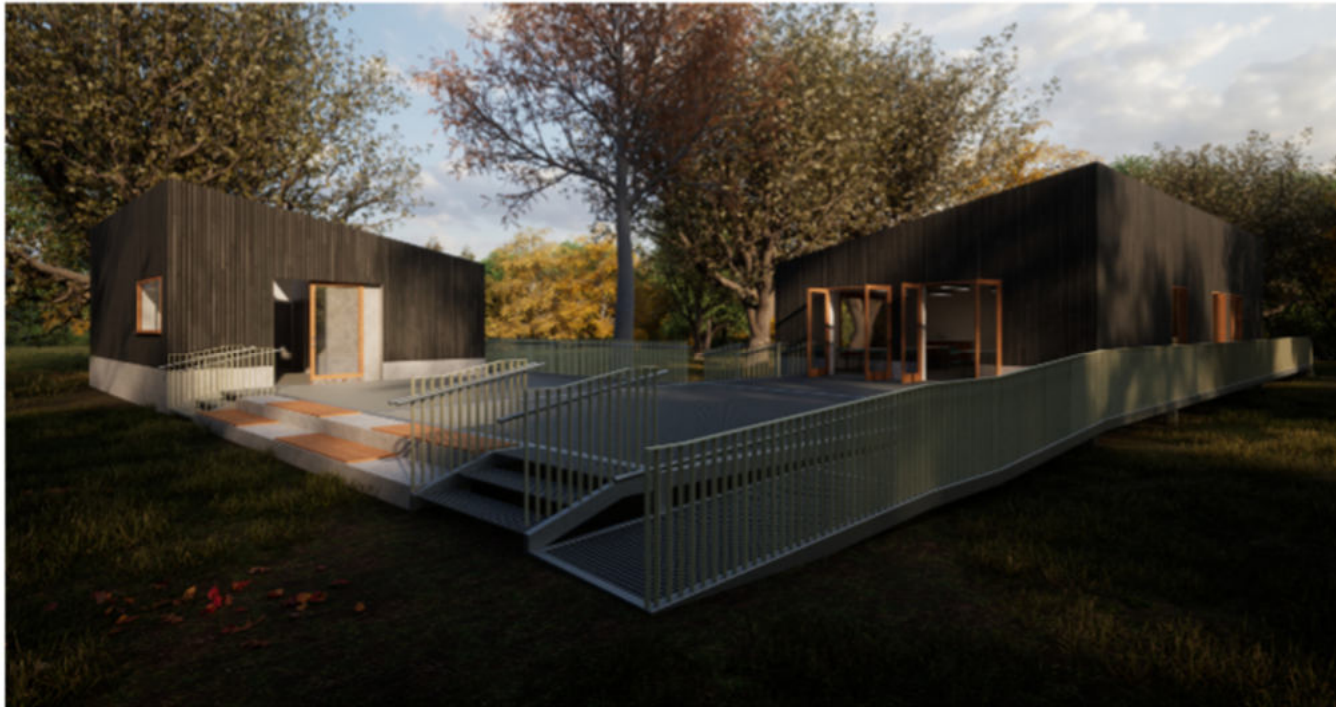
# Proposed Energy Centre and Sports Pavilion Visuals



# Proposed Energy Centre and Sports Pavilion Visuals



# Proposed Field Study Centre Visuals



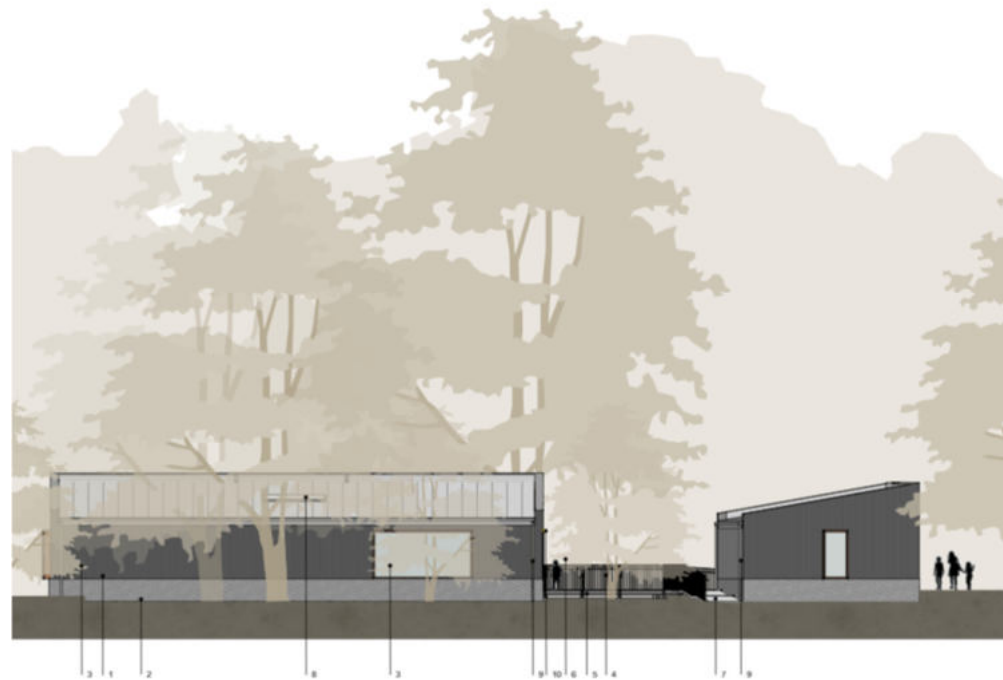


# Proposed Field Study Centre Elevation - West

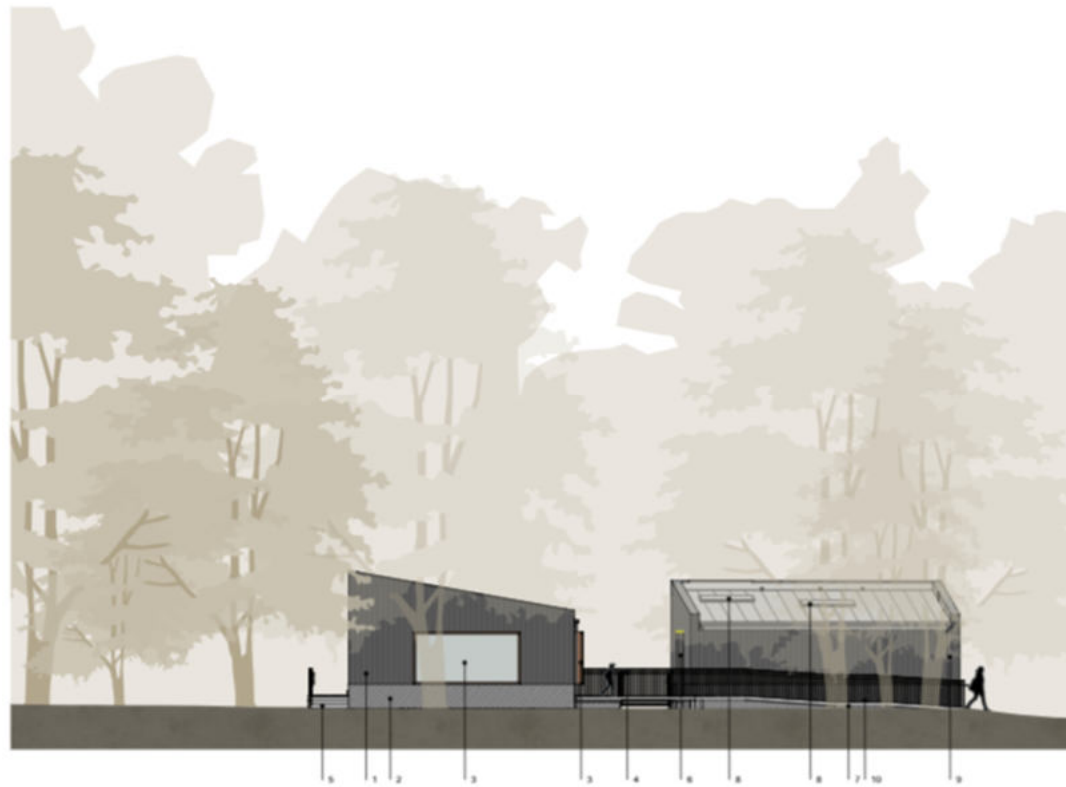


Western Elevation of the building showing entrance to the classroom

# Proposed Field Study Centre Elevation - North



# Proposed Field Study Centre Elevation - East



# Proposed Field Study Centre Elevation – South

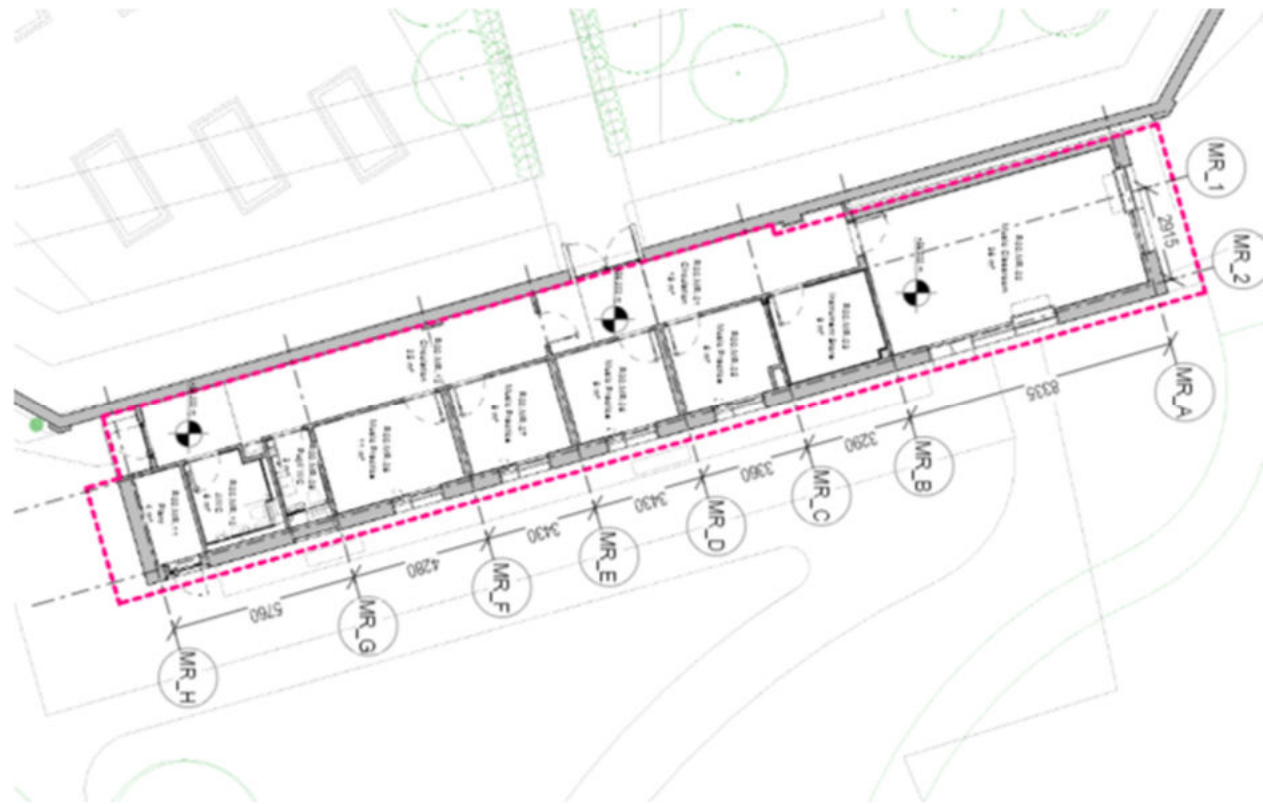




# Proposed Field Study Centre Floorplans



# Proposed Music Room Floor Plans



# Proposed Music Room Floor Plans

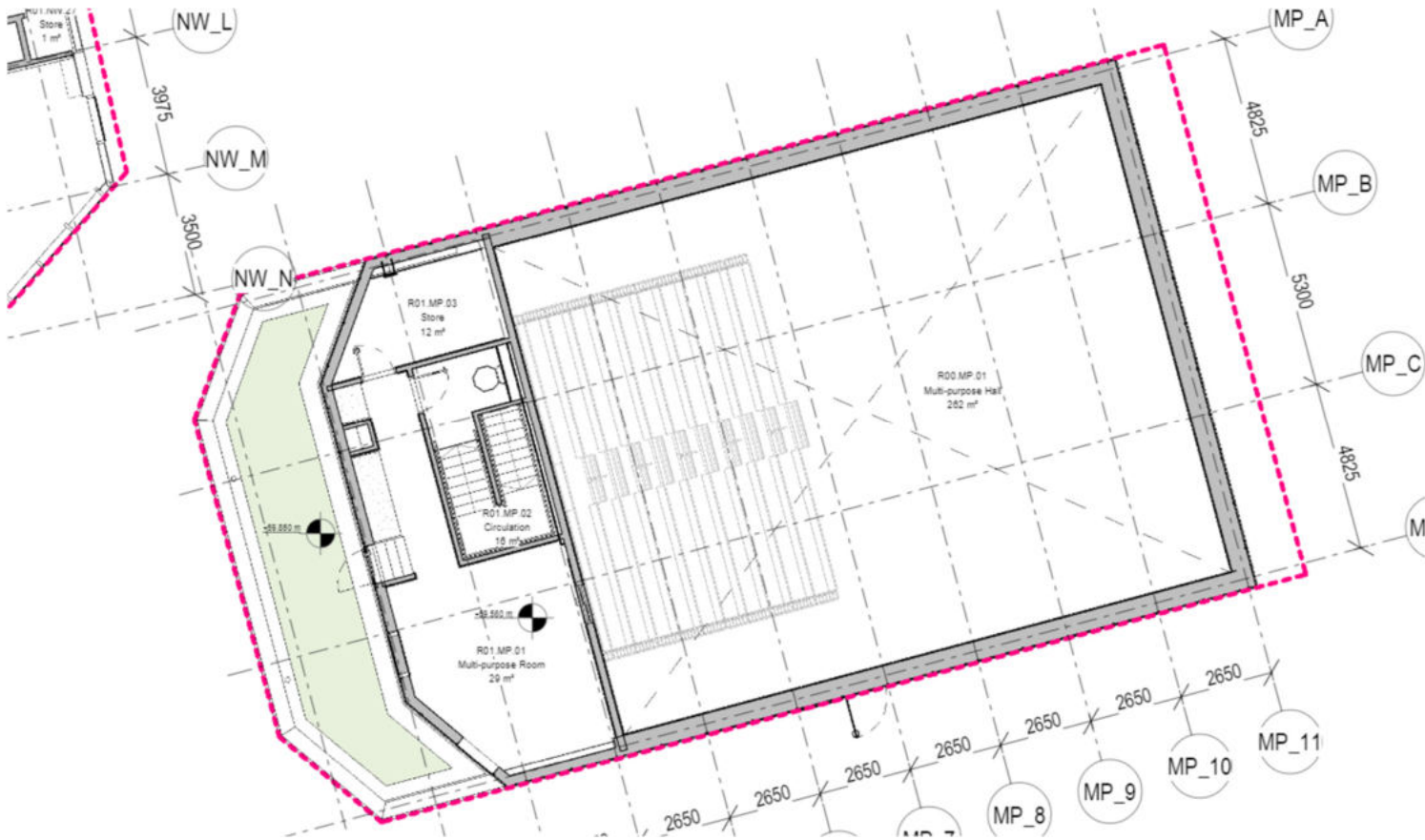


# Proposed Multiuse Hall Ground Floor Plans





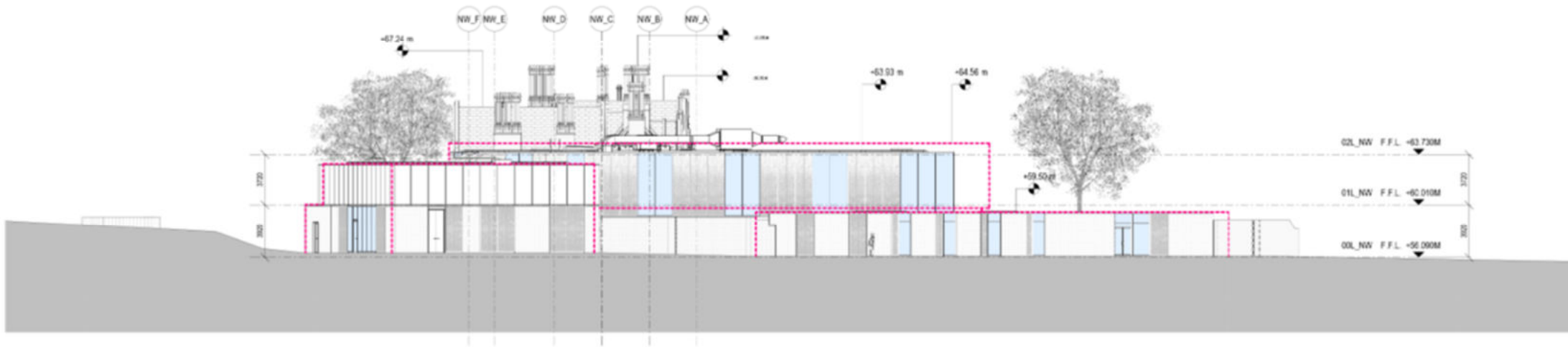
# Proposed Multiuse Hall First Floor Plans



# Proposed Multiuse Hall Roof Plans

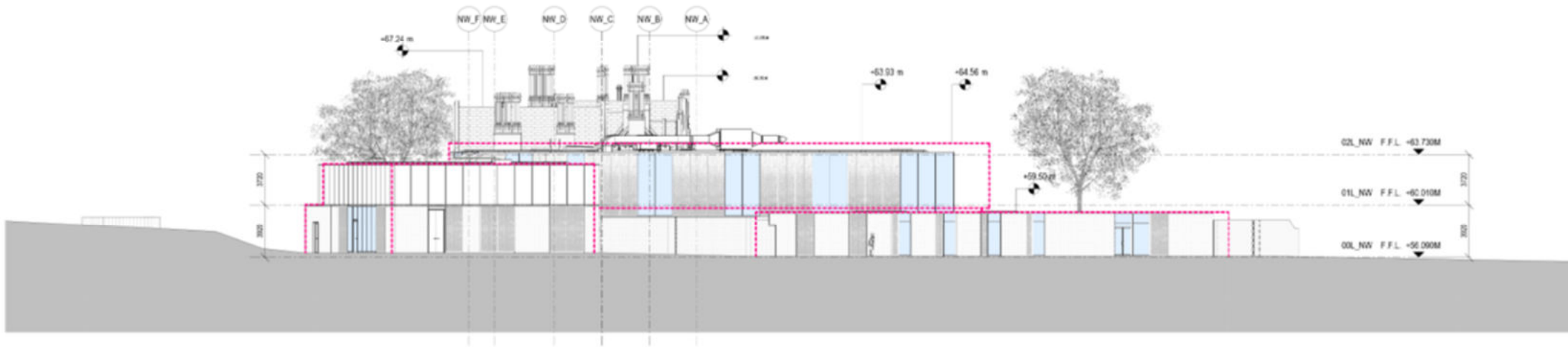


# Proposed Multiuse Elevations - North



2 Holt Hall Proposed - North Elevation  
1:200

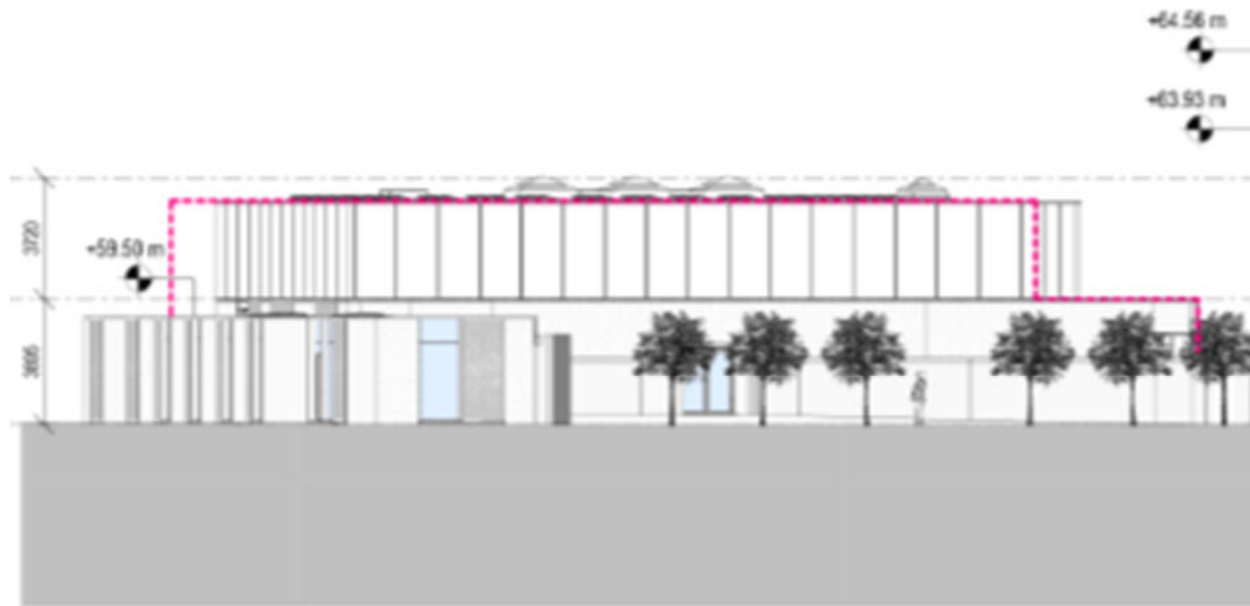
# Proposed Multiuse Elevations - North



2 Holt Hall Proposed - North Elevation  
1:200



# Proposed Multiuse Elevations - West



1 Holt Hall Proposed - West Elevation  
1 : 200

# Proposed Multiuse Elevations - East

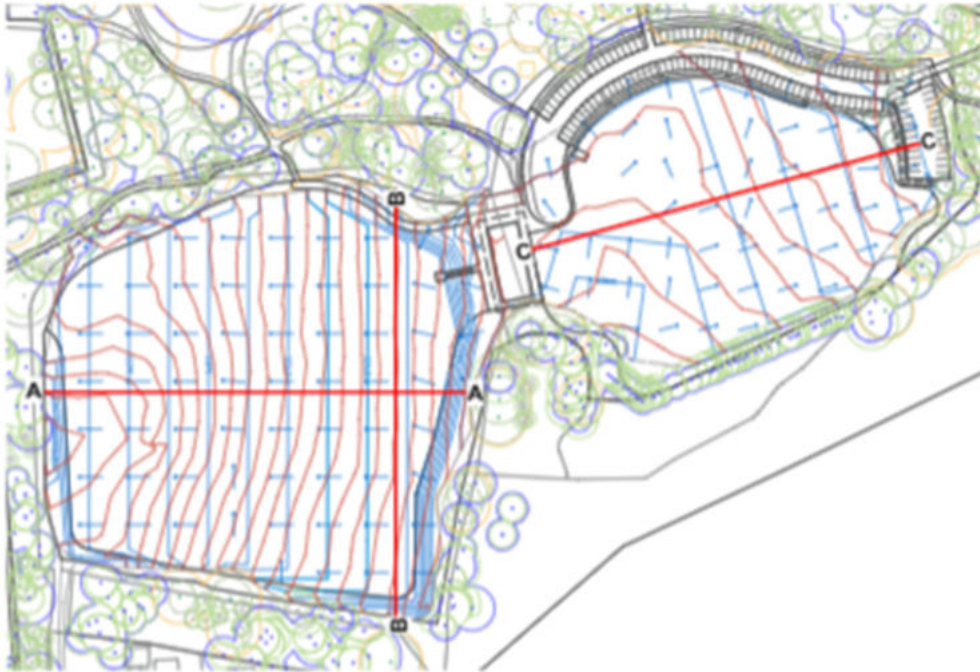


# Proposed Multiuse Elevations - South



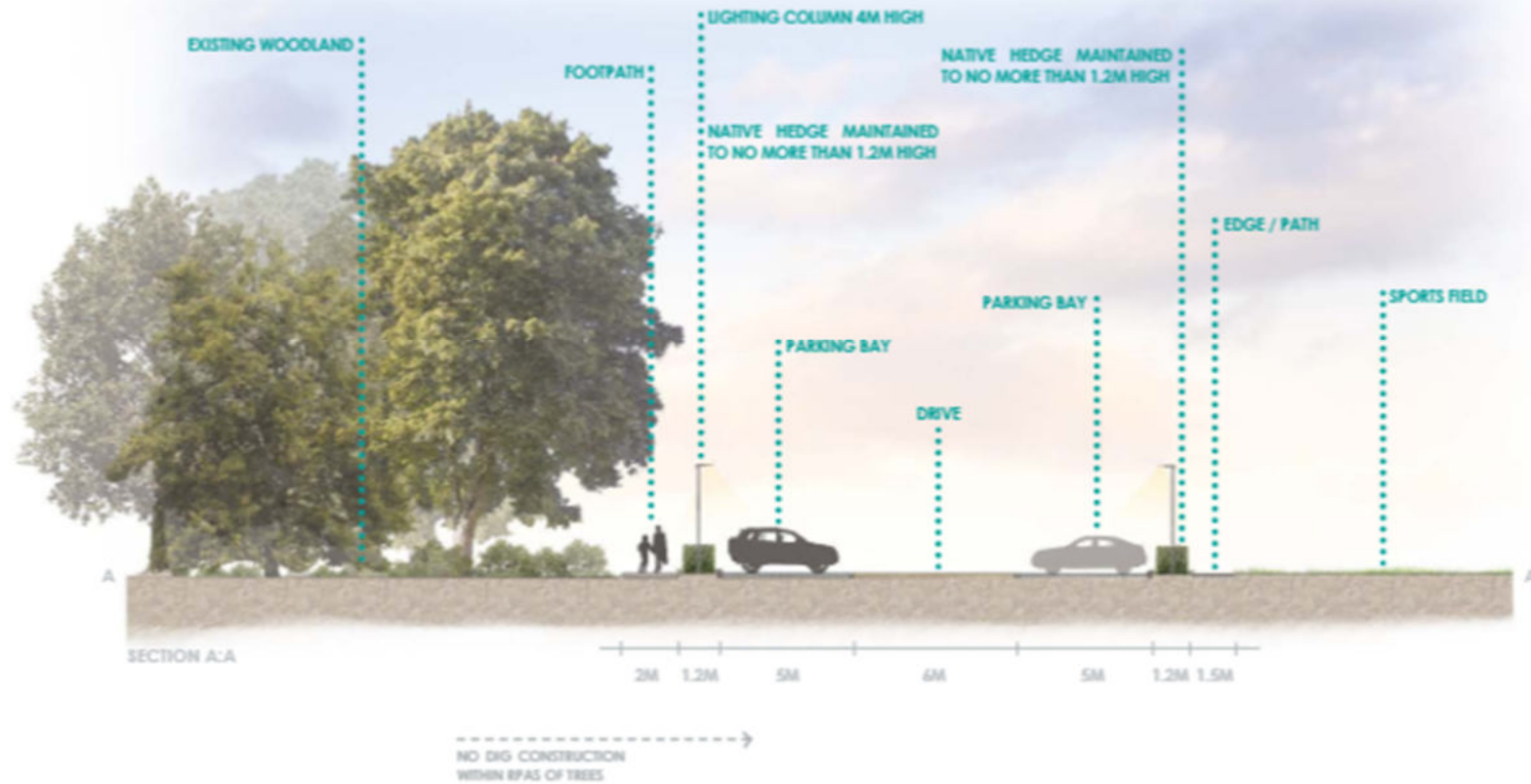
# Proposed Sports Pitches

Location Plan





# Proposed Car Park Section



# Proposed Car Park Section



# KEY ISSUES

1. **Principle of development**
2. **Design**
3. **Impact On Heritage Assets including Listed Buildings and Conservation Area**
4. **Amenity**
5. **Landscape (including impact on the Norfolk Coast National Landscape and Ancient Woodland)**
6. **Highways and Parking**
7. **Ecology**
8. **Biodiversity Net Gain**
9. **Drainage**
10. **Energy and Construction**
11. **Public Benefits**
12. **Planning Balance and Conclusion**

# RECOMMENDATION

**HOLT - PF/24/0265 (Application 1)**

**APPROVAL subject to the imposition of planning conditions as listed in the report\***

**HOLT - LA/24/0264 (Application 2)**

**APPROVAL subject to conditions as listed in the report\***

**\*and any others considered necessary to be delegated to the Assistant Director – Planning**