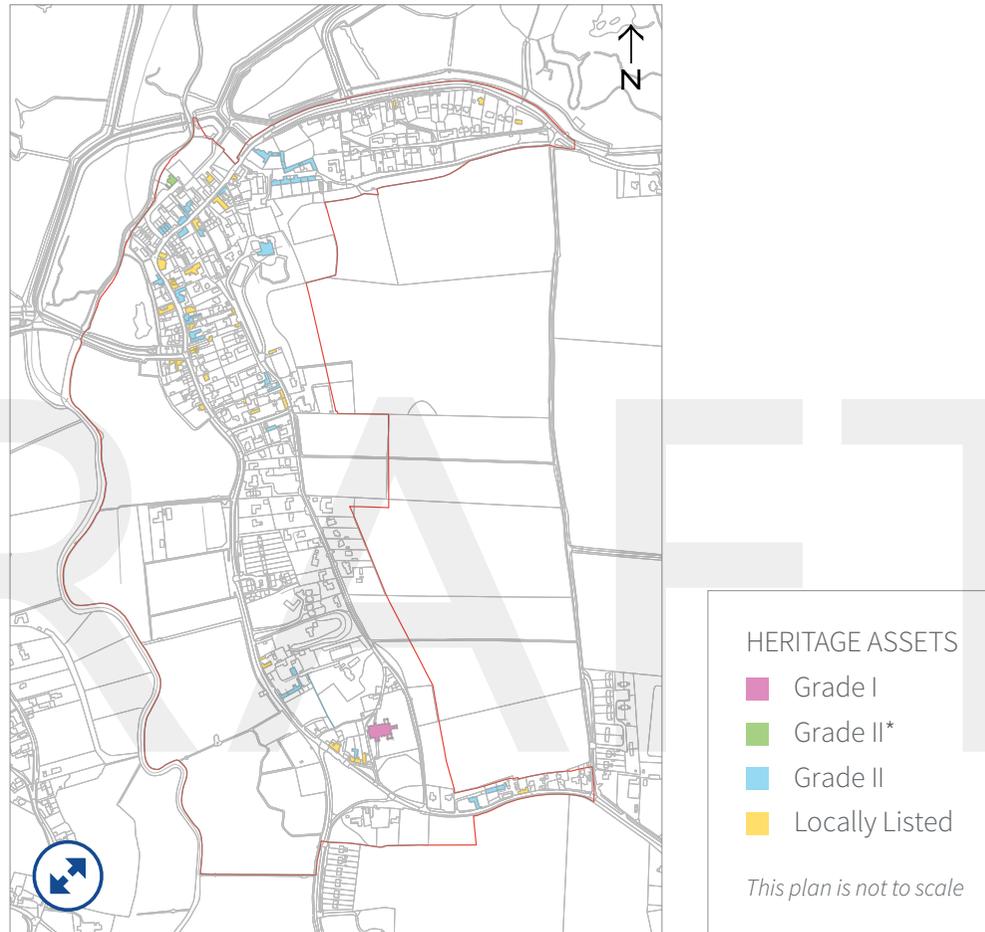


Buildings within Cley have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at section 6 and in the audit of heritage assets in Appendix C.

5.4 HERITAGE ASSETS PLAN

This plan highlights the spread of proposed Locally Listed Buildings and Listed Buildings within the Conservation Area. This accompanies the audit of heritage assets 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 North Norfolk Heritage Environment Record.²⁵

There has been a reasonable amount of archaeological investigation within Cley that has led to the identification of sites throughout most of the village. There are large gaps, however, where there has been nothing recorded, which means that the archaeological understanding of the village is not comprehensive.

Prehistoric finds from the Palaeolithic period to the Iron Age have been found within the parish, which covers a wider area than the Conservation Area. To the north of the Conservation Area at Blakeney Eye, there is evidence of Neolithic settlement whilst to the south of the Conservation Area, there is evidence of Bronze Age settlement. The Bronze Age barrows at Cley, together with those at Salthouse and Kelling, represent one of the largest barrow cemeteries in Norfolk.

Roman coins and pottery have also been found throughout the parish including in the village. A rare early Anglo-Saxon bracteate (a thinly beaten ornament of precious metal, in this case gold) was found at Blakeney Eye to the north of the Conservation Area. Middle and Late Anglo-Saxon finds of metalwork and pottery have also been found in the parish.

Besides smaller medieval finds, excavations and aerial photography have revealed medieval features such as a flint and brick wall near the church, which may have been the harbour wall, six saltern mounds (where salt was made) of either medieval or post-medieval date, and other flint walls and cobbled surfaces. Some extant buildings contain late medieval elements including the fifteenth or sixteenth century wall painting in the Longhouse on the High Street, sixteenth century elements in Green Farm and Old Hall, which was probably built on the site of a medieval moated manor house.

To the north of the village, a banked enclosure and earthwork platform might be the remnants of the fort built in 1588 as a defence against the Spanish Armada. Other post-medieval banks also survive though many are concealed under modern banks.



Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Cley-next-the-Sea.

Contents

1. Coast Road
2. Hill Top
3. Anterton Hill
4. The Fairstead
5. High Street
6. The Quay
7. Holt Road (North)
8. Town Yard
9. Church Lane
10. Cley Green
11. Holt Road (West)
12. Open Green Space

6 Street-by-Street Assessment



Contents

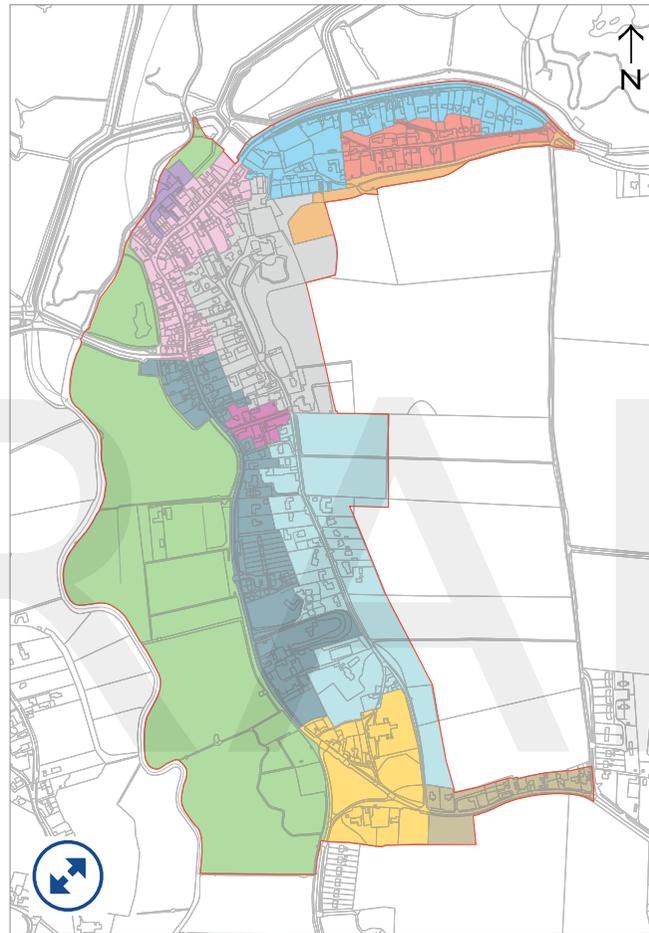


Appendices



Back

Cley is characterised by the diversity of its buildings and their irregular arrangement. 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 appendix by clicking on the section titles below.



STREET-BY-STREET

- Coast Road
- Hill Top
- Anterton Hill
- The Fairstead
- High Street
- The Quay
- Holt Road (North)
- Town Yard
- Church Lane
- Cley Green
- Holt Road (West)
- Open Green Space

This plan is not to scale

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1. COAST ROAD

Curving main road flanked by salt marsh to the north and a variety of houses to the south, including historic cottages perpendicular to the road



Defining Features

- Undeveloped on north side with expansive views over the salt marshes
- Most dwellings are arranged parallel to the road with large windows to take advantage of the views
- However, many of the historic buildings are laid out at right angles to the road to minimise the impact of the weather
- Two pedestrian footpaths, lined with buildings at their north ends, lead up to Hill Top
- Old Hall Farm Barns, converted farm buildings, are arranged around yards set back from the road
- Old Cley Hall is the largest dwelling on the Coast Road; most buildings are of a small or medium scale

Key Issues

- Pressure for development in prime location
- Fitted flood defences to doors and windows that detract from the appearance and character of the historic buildings
- Prominent rubbish bins
- Use of unsympathetic render to external walls which appears flat and harsh, therefore detracting from appearance
- Pot holed track parallel to Coast Road that provides access to some dwellings and is used as a path by pedestrians
- Ivy growth on flint walls

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1. COAST 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.

- Replacement of fence at east end of Coast Road with more in-keeping boundary treatment and removal of leylandii hedge
- Replacement of uPVC windows with painted timber windows
- Replacement of single pane windows installed in historic buildings, as sash or casement windows with mullions and glazing bars are more in keeping
- Removal of television aerials and satellite dishes
- Removal or replacement of corroded concrete bench

Listed Buildings

Grade II

- Cley Old Hall
- Barns 40m SE of Old Hall
- Ranges of Attached Farm Buildings at Old Hall

Proposed Locally Listed Buildings

- Umgeni
- Peggotty's Cottage
- Rushmere
- Watchers Cottage

DRAFT



2. HILL TOP

Narrow track across the ridge with alleys leading to the Coast Road. The dwellings vary from historic converted outbuildings to large modern villas.



Defining Features

- Character changes considerably along the street with the street becoming a track at the west end and houses generally becoming smaller.
- The east end has a wider road with modern houses on one side and woodland on the other.
- Variety of dwellings in the central portion including a rendered pair of cottages with a slate roof, a typical pair of Victorian red brick cottages that have been much extended and vernacular detached dwellings.
- Small scale, historic cottages, many of which are connected with each other occupy the south side of the western end.
- Occasional mature trees.
- Unsurfaced road.
- Alleys to the Coast Road have grass footpaths and are stepped or sloping.

Key Issues

- Ivy and moss growth on flint boundary walls.
- Failing flint walls along the alleys.
- Storage of bins along the street.
- Suburban character to west end dwelling, gate and garden.

Recommendations and Opportunities for Enhancement

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

- Ensure potholes are dealt with quickly to avoid them becoming large and hazardous.
- Carefully remove ivy from flint walls and carry out necessary repairs.
- Ensure property boundary demarcations are maintained.
- Conceal breezeblock walling.

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2. HILL TOP (CONT.)

Listed Buildings

None

Proposed Locally Listed Buildings

None

DRAFT



3. ANTERTON HILL

On the edge of the village, narrow uphill track to the Old Hall Barns with access to the rear of Hilltop properties. Predominantly lined with hedges and mature trees. Glimpsed views of the fields to the south.



Defining Features

- Unsurfaced track bounded by hedges and mature trees.
- Access to rear of Hilltop properties with some ancillary structures visible, such as garages.
- View into Old Hall Barns at the west end of the track and views across the fields to the south.

Key Issues

- Suburban driveways and features that are out of keeping with the rural character of this street.
- Extensive ivy growth in trees and hedges.

Recommendations and Opportunities for Enhancement

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

- Removal of dilapidated shed near Old Hall Barns entrance.
- Avoid installation of brick setts or other similar surfaces to form driveways.
- Remove ivy from trees and hedges to ensure their future survival.
- Maintain green vegetation boundary demarcations to the rear of the Hilltop properties to retain the character of the street.

Listed Buildings

See Coast Road

Proposed Locally Listed Buildings

None

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4. THE FAIRSTEAD

Cley Hall and its grounds occupy much of the east side of the tree-lined street. Mostly small-scale historic cottages intermingle with modern bungalows and houses.



Defining Features

- Cley Hall is largely obscured by trees but its long flint boundary wall, flint and red brick lodge and mature trees provide a distinctive contribution to the streetscape.
- Fairstead House and the green open space in front form a gracious area near the southern end. The design of the Cottage strengthens the similarities with area of Church Lane around The Knoll.
- The flint walled Fairstead Cottages are built abutting the street and are highly visible from the Village Car Park entrance.
- Unobtrusive or concealed bungalows and houses along the west and north sides with historic dwellings dispersed amongst modern ones.
- The Old School, a typical red brick Victorian school house with tall windows.
- View of Cley Mill to the north.

Key Issues

- Parking along the street, no parking signs and cones.
- Bins stored along the street or just within property boundaries so they are visible from the street.
- Modern roofscape additions (e.g. solar panels, 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.

- Removal of no parking signs as these detract from the street's appearance.
- Removal of solar panels and relocation of satellite dishes to less obtrusive locations.
- Removal of ivy from trees to prolong the life of the trees.
- Enhancement of the area around the Village Hall.
- Enhancement of the Village Hall fenestration.

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4. THE FAIRSTEAD (CONT.)

Listed Buildings

- Cley Hall
- Fairstead House
- The Cottage

Proposed Locally Listed Buildings

- Old Schoolhouse
- Holly Cottage
- Little Cottage
- The Lodge
- The Fairstead and Fairstead Cottage

DRAFT



5. HIGH STREET

Sinuuous narrow street with variety of fine historic and some modern buildings. Lokes and yards off the street further increases the density of building.



Defining Features

- Dense arrangement of building with larger buildings along the street and smaller cottages and ancillary buildings around yards and along alleys off the street.
- Variety of building styles, some with evidence of former uses, such as the Chapel and the Town Hall House. Key buildings punctuate the streetscape.
- Buildings with (historic) shop fronts, mostly at the southern end.
- Buildings set on or close to the street.
- Small gardens either at the front or rear of properties providing relief from the density of building.
- Narrow roadway.
- The George public house's beer garden provides a green space.
- Glimpsed views of Cley Mill and the marshes.

Key Issues

- Narrow road, compounded by parked cars, creates congestion which creates an unpleasant environment for residents and visitors as well as spoiling the appearance of the main street in the village.
- Vehicles cause damage to built fabric.
- Lack of bin storage.

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5. HIGH 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.

- There are some modern dwellings that do not detract from the Conservation Area but which could be enhanced.
- The former Institute no longer reads as the public building it once was due to changes made for its conversion to a private dwelling. Reversal of these changes would create an improved terminus to the north corner of the High Street.
- Replacement of harsh renders with softer lime renders would improve the appearance of some buildings.
- Replacement of uPVC windows would enhance the appearance of the street.
- The private car park east of the Crabpot could be enhanced.
- Poor quality driveway surfaces should be improved.

Listed Buildings

- The Long House
- The White House
- The Custom House
- The railings and gates in front of the Custom House
- Mill Leet
- London House (120m south of Mill Leet)
- The Gables
- The Manor House
- Bank Cottages, 1-3 High Street
- Medieval Arch incorporated into Maison du Quai
- Flanders
- Sunbeams
- K6 Telephone Kiosk
- Rocket House
- Whalebone House
- Starr House

Proposed Locally Listed Buildings

- Zetland House
- The Harnser
- Lark House
- Crabpot Books
- *Warehouse behind Crabpot Books*
- Worthington House
- The George
- Bank Cottages
- Old Chapel
- The Old Town Hall House
- Hambleton
- Wrights Yard Cottage
- Carlton House, Anchorage



6. THE QUAY

Remnant of the port that gave Cley its wealth and importance, the Quay is dominated by the iconic windmill.



Defining Features

- Cley Mill's round brick tower and white sails are a local landmark and a much used regional and national icon.
- River Glaven and small boats moored against the quay.
- Converted warehouses and outbuildings.
- Panoramic views of the marshes and, in winter, glimpsed view of Wiveton Hall.

Key Issues

- Prominence of parking.
- Bin storage, especially along the approach road.
- Pressure for balconies and picture windows in dwellings.

Recommendations and Opportunities for Enhancement

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

- Given the scale of the bin issue, concealment of the bins should be addressed in this area.
- Signage is generally discreet and should remain so.

Listed Buildings

- Cley Mill

Proposed Locally Listed Buildings

None

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7. HOLT ROAD (NORTH)

Small scale buildings on both sides of the northern end of Holt Road give way to predominantly twentieth century housing looking out over the river valley to the west.



Defining Features

- Small scale historic terraced housing at the northern end (and along New Road) with the former forge buildings on the corner (Picnic Fayre).
- Expansive views over the river valley towards Wiveton from south of the junction with Town Yard.
- Historic farm complex of Green Farm.
- Mostly modern housing on the east side ranging from typical modern bungalows and small detached houses to large houses concealed from the road in large plots. Some good examples of contemporary dwellings.

Key Issues

- Busy road with water and mud thrown up against historic buildings and walls sitting on the road.
- Litter in the ditch along the road.
- Visibility of wheelie bins.

Recommendations and Opportunities for Enhancement

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

- Improvement of road camber/drainage near Green Farm.
- The standard modern housing provides opportunities for enhancement of the area. However, there is some aesthetic benefit to massed housing of this type (i.e. Lime Kiln Close) remaining homogenous so it reads as the type of housing estate it is.
- The fencing, handrails and surfacing of Lime Kiln Close could be improved.
- Removal of large wall mounted signs.

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7. HOLT ROAD (NORTH) (CONT.)

Listed Buildings

- Green Farmhouse
- Garden Walls at Green Farmhouse
- Barn 30m NE of Green Farmhouse

Proposed Locally Listed Buildings

- Lime Kiln Cottage
- Lime Kiln Barn
- Loke Cottage
- Ingleside
- Hunters
- Picnic Fayre
- Northcote (New Road)

DRAFT



8. TOWN YARD

Short road with a combination of historic and modern dwellings built of traditional materials. Village Hall forms the terminus in views up the street and the river valley opens up at the lower end.



Defining Features

- Sloping narrow street.
- Mixture of historic and modern dwellings united by common building materials.
- Prominence of tall flint boundary walls.
- Village Hall at east end of the street.
- View of river valley to the west end of the street.

Key Issues

- Busy road for its size because it provides access to the Village Car Park.
- Ivy growth on flint walls.
- Prominence of uPVC windows.
- Out of scale leylandii trees.

Recommendations and Opportunities for Enhancement

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

- Careful removal of ivy from flint walls and necessary repairs.
- Replacement of uPVC windows with more in-keeping alternatives.
- Replacement of leylandii trees with other shrubs/ small trees, preferably deciduous.

Listed Buildings

- The Pyghtle

Proposed Locally Listed Buildings

- Salt Marsh Cottage

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9. CHURCH LANE

Narrow lane lined with hedges and mature trees. Dwellings are mostly twentieth century and often single storey with a notable cluster of historic houses north of the church. Allotments and fields form open space along much of the east side.



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Defining Features

- Narrow lane with alternating sense of enclosure and openness resulting from the presence of high hedges and mature trees.
- Cluster of nineteenth century flint and buff brick dwellings north of the church with cast iron railings around Knoll House.
- Predominantly twentieth century dwellings of low massing set back from the road behind flint walls or hedges.
- Glimpsed views of allotments and fields to the east.
- View down avenue of trees to Knoll House.

Key Issues

- Risk of introduction of suburban elements or styles, especially as dwellings are refurbished, (e.g. brick sett drives).
- Creation of wide drives and/or loss of gates.
- Pressure for more development.
- Poor maintenance of public right of way.

Recommendations and Opportunities for Enhancement

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

- Keep driveway openings to a minimum and install gates to maintain the boundary demarcation.
- Ensure any new or replacement dwellings are of an in-keeping scale, design and massing.
- Avoid suburban elements in landscaping around dwellings, especially along frontages.

Listed Buildings

- The Knoll with attached garden wall and railings
- Church of St Margaret of Antioch
- Memorial to James Greeve 20m S of the Church

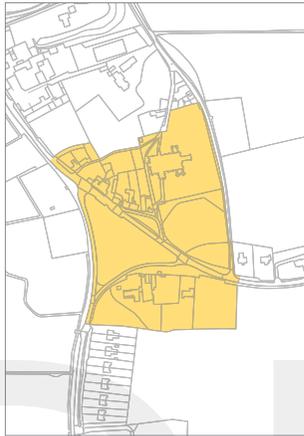
Proposed Locally Listed Buildings

- Middle Knoll and Little Knoll
- Church Knoll
- The Green



10. CLEY GREEN

Triangular green and open spaces near the impressive, elevated, medieval stone church, which dwarfs the flint and brick cottages on two sides of the green.



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Defining Features

- Magnificent stone church elevated on a rise above the green.
- Predominance of open space in the form of the triangular Newgate Green, the churchyard and the space to the south of it.
- Views across the river valley to Wiveton.
- Mostly small-scale, historic buildings on the south side of the green with slightly larger and more polite cottages on the north side.
- Long, low form of the historic public house.

Key Issues

- Parking on the green and impact also on the grass.
- Churning up of the ground at junctions.
- Maintenance of the memorials and the gates in the churchyard.
- Boundary demarcations in poor repair or of poor quality along the footpath between the churchyard and Holt 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.

- Repair the gates in the churchyard.
- Replace the wire fences along the footpath with better quality fencing.
- Repair the memorials in the churchyard.
- Replace the railings along the south end of Church Lane.

Listed Buildings

- Well Cottage

Proposed Locally Listed Buildings

- Three Swallows
- Glaven House
- Newgate Cottage



11. HOLT ROAD (WEST)

Mostly small scale and historic dwellings along the north side of the main road from the south-west and open fields glimpsed between the high hedges to the south.



Defining Features

- Newgate Farm complex.
- Small scale historic cottages set close to the road.
- Small to medium scale modern dwellings set back from the road behind flint walls.
- High hedges marking the edge of arable fields to the south.
- Views across the fields, which provide a contrast with the sense of enclosure along much of the street.

Key Issues

- Condition of flint walls, which are made damp with mud and water from passing traffic.
- Solar panels.

Recommendations and Opportunities for Enhancement

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

- Repair of flint walls.
- Replacement of inappropriate windows in some historic cottages.

Listed Buildings

- Newgate Farmhouse
- Barn 40m E of Newgate Farmhouse

Proposed Locally Listed Buildings

- Green Shutters

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12. OPEN GREEN SPACE

The flat, green river valley floor that has been reclaimed as agricultural fields or form reed beds.



Defining Features

- Flat, green, reclaimed agricultural land adjacent to the River Glaven to the west of the village.
- Bounded by hedges with some small trees.
- No buildings apart from low rise agricultural group.
- Reed bed to the north of the village.

Key Issues

- Maintenance of hedges, trees and gates.

Recommendations and Opportunities for Enhancement

- Development (including redevelopment the existing built area for non-agricultural uses) should not be permitted to preserve the green open space.

Listed Buildings

None

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.

Contents

- 7.1 Condition
- 7.2 Negative Features
- 7.3 Traffic and Parking
- 7.4 Coastal Location and Climate Change
- 7.5 Pressures from Development
- 7.6 Second Home Owners and Holiday Cottages

7.1 CONDITION

Generally, the condition of the Conservation Area is good with well-maintained buildings, gardens and boundaries. The building in notably poor condition on Holt Road has received planning permission for renovation. It is important for the buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This not only maintains their aesthetic qualities but also the integrity of the built fabric and prevents loss of historic fabric. Some buildings or structures in poor condition include monuments in the churchyard, the pillbox on Anterton Hill and the reinforced concrete seat on the Coast Road.



This reinforced concrete seat on the Coast Road is in poor condition and detracts from the quality of the area



The pillbox at the end of Anterton Hill is unmaintained and largely covered by vegetation. Although not a designated heritage asset as many pillboxes are, it would be desirable to ensure this one is maintained as it illustrates the wartime precautions installed in the village



Some of the monuments in the churchyard would benefit from conservation

The boundary walls across the village are predominantly flint. Whilst flint is inherently an extremely strong material, the soundness of walls constructed of it relies on the maintenance of the mortar. If the mortar is not repointed promptly, flints will fall out, which not only detracts from the appearance of the wall but also allows water ingress and vegetation growth that weaken the wall further. Given the prominence of flint walls in the village and their important contribution to the village's character, it is important that the walls are well maintained. To preserve the appearance and integrity of the walls, lime mortar should generally be used as cementitious mortar will cause the failure of soft bricks and lime mortar already in the wall.



The terracotta dragon at the corner of The George shows evidence of damage from vehicles



A poorly maintained wall that has started to suffer substantial loss

Buildings close to the road and boundary walls are vulnerable to the effects of traffic. Along the narrow High Street, bollards of various types and steps are used to demarcate boundaries and prevent cars from either parking or coming too close to buildings. There is, however, a risk, especially from large vehicles, of vehicles clipping or colliding with buildings.



Flints will fall out of walls that are not well maintained. Vegetation growth causes damage to walls. Poor quality cement repairs affect the appearance of walls, especially where they cover the edges of the brick

A further issue is the impact of water and mud being thrown up from vehicle tyres. This can cause damp to penetrate the building fabric, especially of soft brick and stone, leading to deterioration. Of especial concern is the dip in the surface of the Holt Road next to Green Farmhouse, where the gable wall and adjacent boundary wall are soaked with muddy water from the water that collects here, which could lead to accelerated decay. The coating of mud can also detract from the appearance of the built structure, as on the boundary wall of the house on Cley Green.

The quality of the landscape around the buildings is also important in maintaining the condition of the Conservation Area. The grass at the edge of Cley Green and the road junctions around it suffers from cars driving on it and turning it to churned up mud. To maintain the rural character of the conservation area, it is not desirable to add bollards everywhere but it may be necessary to do so on the north side of Cley Green. Potholed tracks also detract from the setting of the buildings.



Green Farmhouse and boundary wall is soaked by passing cars driving through the water collected in a dip in the road



The boundary wall is in poor condition and spattered with mud. The gate should also be reinstated



One of the areas of Cley Green being churned up by vehicles



Potholed tracks detract from the setting of the buildings and are a potential source of injury for pedestrians

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 suburban elements or elements that are out of keeping with the Conservation Area, such as timber fencing and solar panels. With changes in technology, the removal of television aerials and satellite dishes should be encouraged.

Wheelie bins are now a common feature across the country and in a small settlement with historic buildings where there is no bin storage designed in, there is no option but to have bins stored in view, such as in alleys off the historic streets. Where practical and subject to planning policy terms, it might be possible for households to screen bins with planting, fences or walls. Where practical, it might be possible for households to share the large bins to reduce their numbers.

The replacement of front gardens with hard landscaping or the excessive widening of access points also erode the character of the Conservation Area and results in the loss of boundary demarcation. Similarly, the introduction of leylandii hedges and trees compromises the horticultural character of the Conservation Area.

The replacement of historic or traditional doors and more especially windows with inappropriate alternatives, such as uPVC, is a significant threat to individual historic buildings and to the Conservation Area as a whole. Changes to 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 the breathability of the building. 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 or footpaths.



The concrete flood defences are not an attractive addition to the village but a very necessary one



Profusion of electricity and telegraph cables across the High Street



Front garden replaced with concrete. Not only does the concrete surface detract from the Conservation Area but also the loss of a boundary demarcation.



Satellite dishes, though usually small, are fixed to chimneys and detract from the appearance of the historic buildings, especially when the buildings are the terminus to a view



The combination of air conditioning unit, lights, alarm, junction box and signs create a cluttered appearance



The row of rubbish and recycling bins lining the access road to the Quay. The size of bins means they are an issue across the village



The addition of a balcony over the public footpath affects the experience of the view, albeit fleetingly, as the sense of open sky that is integral to views in North Norfolk is spoiled



The timber fencing has a suburban quality that is out of keeping with the character of the conservation area. The chicken wire extension further detracts



Large areas of brick sets have a suburban character



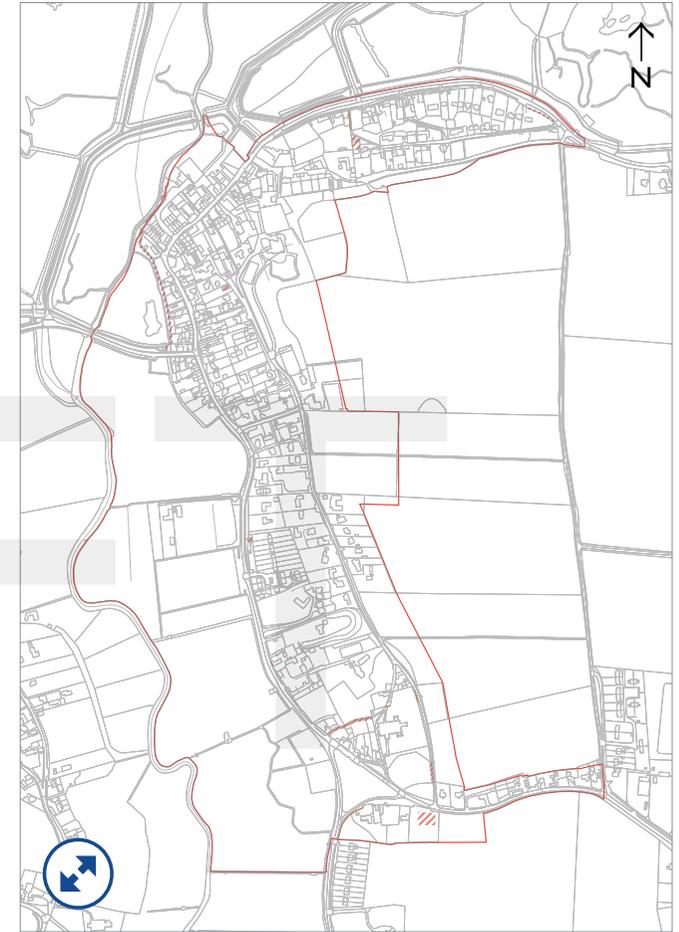
The concrete retaining wall is prominent on the slope of a lode up to Hill Top and detracts from the character of the area



Prominent solar panels detract from the character of the conservation area



The scale and massing of this new dwelling are out of keeping with the other dwellings around Cley Green and significantly detracts from views around the Green as well as the setting of the church and nearby historic buildings



Plan showing negative features within Cley 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.



7.3 TRAFFIC AND PARKING

The A149 Coast Road runs through Cley and incorporates the High Street. This is narrow and not really suitable for large vehicles, which as noted above cause damage to the buildings. With parking in the street also, the High Street can become jammed, especially in the tourist season. This detracts from the character of the Conservation Area and the ability to appreciate the historic buildings and views along the High Street.

Cley has a car park by the Village Hall, which is free to encourage people to use it rather than parking on the street. However, people do park on the street because of a lack of off-street parking associated with homes and shops. There is not sufficient parking in the summer. Parked cars detract from the appearance of the Conservation Area, especially when parked on Cley Green, and spoil views. There is also a risk to historic buildings and boundary walls from people attempting to fit cars into unsuitable spaces.

7.4 COASTAL LOCATION AND CLIMATE CHANGE

Cley is located less than 30m above sea level. 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.²⁶ 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.

Historic buildings and environments will also 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 and 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.

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, drying out of the ground or deeper/more intensive crop cultivation.

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. As can already been seen in Cley's flood defences, there are instances where the benefit to a group of heritage assets and the wider historic environment of the conservation area outweighs the localised harm to the setting of some heritage assets.



7.5 PRESSURES FROM DEVELOPMENT

With a national housing shortage, planning policy has evolved in recent years to encourage house building. The popularity of Cley means that there is considerable pressure for the construction of new or replacement dwellings.

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 have to match those of the existing buildings in the area. There is a risk in a village like Cley 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 of the village.

The central band of houses on Holt Road and Church Lane, built on land that was undeveloped in the nineteenth century, are mostly modern and offer scope for rebuilding if desired, as do the modern buildings along the Coast Road and Hill Top. It is noted, however, that many of these buildings are constructed of traditional materials and therefore do not detract from the Conservation Area. Any replacements should seek to enhance the Conservation Area.

Development will not be permitted to the north of the village because of its designation as a Site of Special Scientific Interest. Development will also not be permitted on the fields or any brownfield site west of the Holt Road as this would mean building in the river valley, which would affect the setting of both Cley and Wiveton. Proposals on the other peripheries of the Conservation Area will be subject to current planning policy.

7.6 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Cley’s coastal location means that it is a popular choice for second home owners and for investors creating holiday cottages to take advantage of both general tourists and birdwatchers. 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. The threats in Cley are the same: a hollowing out of the community, especially in the winter; a distorted population that undermines local services (there is no primary school, for example); and local people priced out of the village they grew up in.



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.

Contents

- 8.1 Introduction
- 8.2 Conservation Philosophy
- 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 Cley-next-the-Sea 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 Cley from the outset and that change makes a positive impact on the Conservation Area.



The Quay



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 Cley-next-the-Sea Conservation Area.

- Fundamental to the character of Cley 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.
- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- 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 core centred on the High Street and the remainder of the village.
- The rural character of the village will 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 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 salt marsh will be preserved to the north of the village as will the open river valley to the west. The presence of agricultural farmland to the south and east of the village will also be continued.
- The historic links with the other Blakeney Haven ports are significant and views to Wiveton and Blakeney will be preserved.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Cley that is a fundamental part of its character, which is predominantly flint, complemented by brick, render and 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 in a timely manner.

- Reversibility (the ability to remove a modern repair or material without damaging underlying 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

The existence of key features and details and their design, materials and form 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. In Cley, buildings are typically small to medium scale and are constructed of flint with red brick or of red brick, which is sometimes painted, limewashed or rendered. Building styles, often in reflection of the age and use of the building, and include vernacular cottages to symmetrical townhouses as well as converted buildings, such as warehouses public buildings and a chapel. Traditional windows are timber sashes or casements. Traditional doors are usually either panelled or plank and batten doors. More detail can be found in section

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details not only still have aesthetic value but 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 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.
- 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 should 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 and decorative features should be retained and preserved in situ.
- Historic gates, railings and walls should 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

Cley has evolved over centuries and its built fabric reflects both changes in the village's fortunes and in 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 not only does not cause harm but 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, which will be a requirement of any planning application for change in the Conservation Area (see information box on the right). 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.

Demolition 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. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the number of listed buildings and proposed locally listed buildings

within the Cley 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 Cley 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 changes should be respectful of the typical architectural and visual character of the Conservation Area. Enhancement could be achieved through removing a feature which is out-of-character with the characteristic of the area and replacement with something more in-keeping.
- Extensions should 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 should normally be used for alterations and extensions, 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.

- Extensions should be of a high quality of design and constructed.
- Negative features should be removed when the opportunity arises.
- 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. There are very few undeveloped plots in Cley and neither the saltmarsh to the north nor the river valley to the west would be appropriate sites for development. Whilst the centre of Cley along the High Street is densely built up, there are less dense areas of building to the east and especially to the south. There may be pressure to subdivide the larger plots in these less dense areas. However, this should be avoided to prevent overdevelopment and the compromise of the character of different parts of the Conservation Area.



Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed 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 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

- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should generally 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.

- 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.
- Should a large area of development occur within the Conservation Area or adjacent to it, the development should be identifiable as a new area whilst preserving existing plot or field boundaries.

8.3.5 Streetscape, Public Realm and Green Landscape

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.

Cley is a rural coastal 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.

The green spaces within Cley provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.
- 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 within the Conservation Area should be preserved.
- Parking on Cley Green will be discouraged.



8.3.6 Setting and Views

The setting of Cley contributes to its special interest. The physical setting encompasses different types of landscape. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The setting also encompasses the historic links between the Blakeney Haven ports. Where these are linked by visual connections, these should be preserved.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest.

Recommendations

- Development on the protected salt marsh will not be permitted. Construction of new shelters on the marshes will be carefully located and designed to minimise their impact on the views from the Conservation Area. Signage and infrastructure on the marshes will similarly be carefully designed and laid out.
- Development will not be permitted in the river valley between Cley and Wiveton. The replacement of any agricultural buildings should be on a like-for-like basis in terms of footprint, scale and massing. The design of any replacement agricultural buildings should be simple and the materials used should facilitate blending into the landscape.

- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings will be preserved.
- Views towards Wiveton and Blakeney will be preserved.

8.3.7 Traffic and Parking

Cley was not laid out to accommodate modern vehicular traffic. Cley's streets are generally narrow with some, such as Church Lane and Hill Top, being single track, whilst the narrow High Street has pinch points, which are made worse by parked vehicles. Nonetheless, the High Street forms part of the A149 Coast Road and has to accommodate both a considerable volume of traffic and size of vehicle. Damage is caused to buildings by vehicles passing too close to them.

Cley 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.

Public transport in Cley is limited to a bus service. The bus routes need to be passable by buses. The maintenance of the bus service will help reduce the number of cars in the village or at least contribute to the number not increasing.

Recommendations

- A free village car park should be maintained and kept clearly signposted.
- The availability of parking at the Cley Visitor Centre should be well publicised.
- On-road parking along the High Street should not be permitted in the summer.

8.3.8 Boundary Review

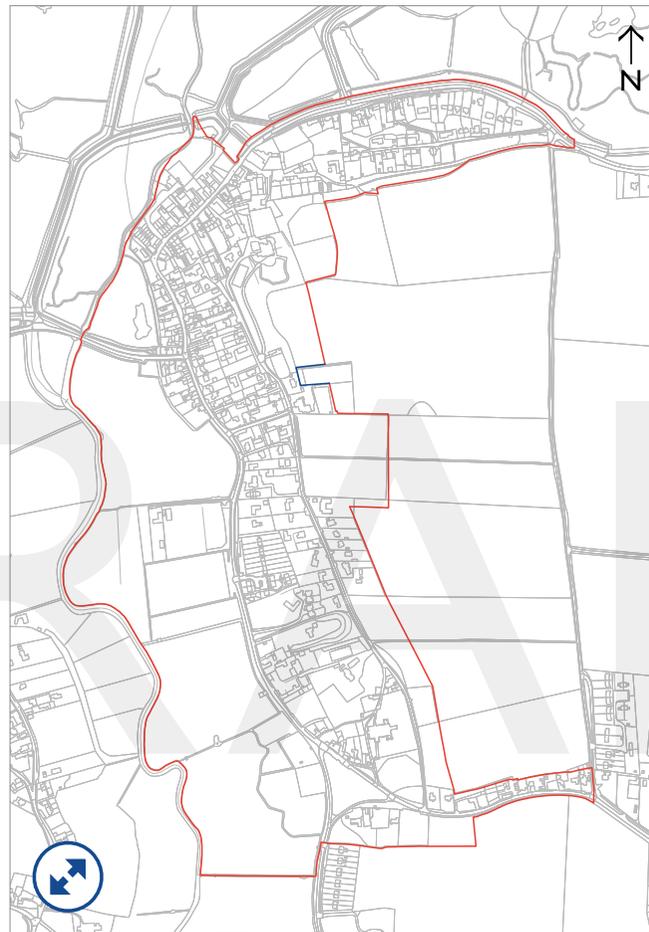
In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this 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. 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 Conservation Area boundary should be revised to exclude the village car park. The boundary currently runs through the middle of the car park. The car park is not deemed of sufficient merit to be included in the Conservation Area and therefore it is recommend that it is excluded in its entirety.
- The architectural and historical significance of three areas of housing that currently lie outside the Conservation Area to the east and south has been considered. Although there has historically been a farm to the south-west of the village, this alone was not deemed sufficient reason to extend the Conservation Area. Similarly, the dwellings in the two southern areas reflect wider national trends of village development in the twentieth century but they are not of sufficient interest nor character to be included in the Conservation Area. The Coast Road buildings were deemed of insufficient interest and too distant from the main village for incorporation into the Conservation Area. Nonetheless, consideration should be given when change is proposed in these areas on the impact on the setting of the Conservation Area.



BOUNDARY REVIEW

- Conservation Area Boundary
- Area proposed to be added to the Conservation Area

This plan is not to scale

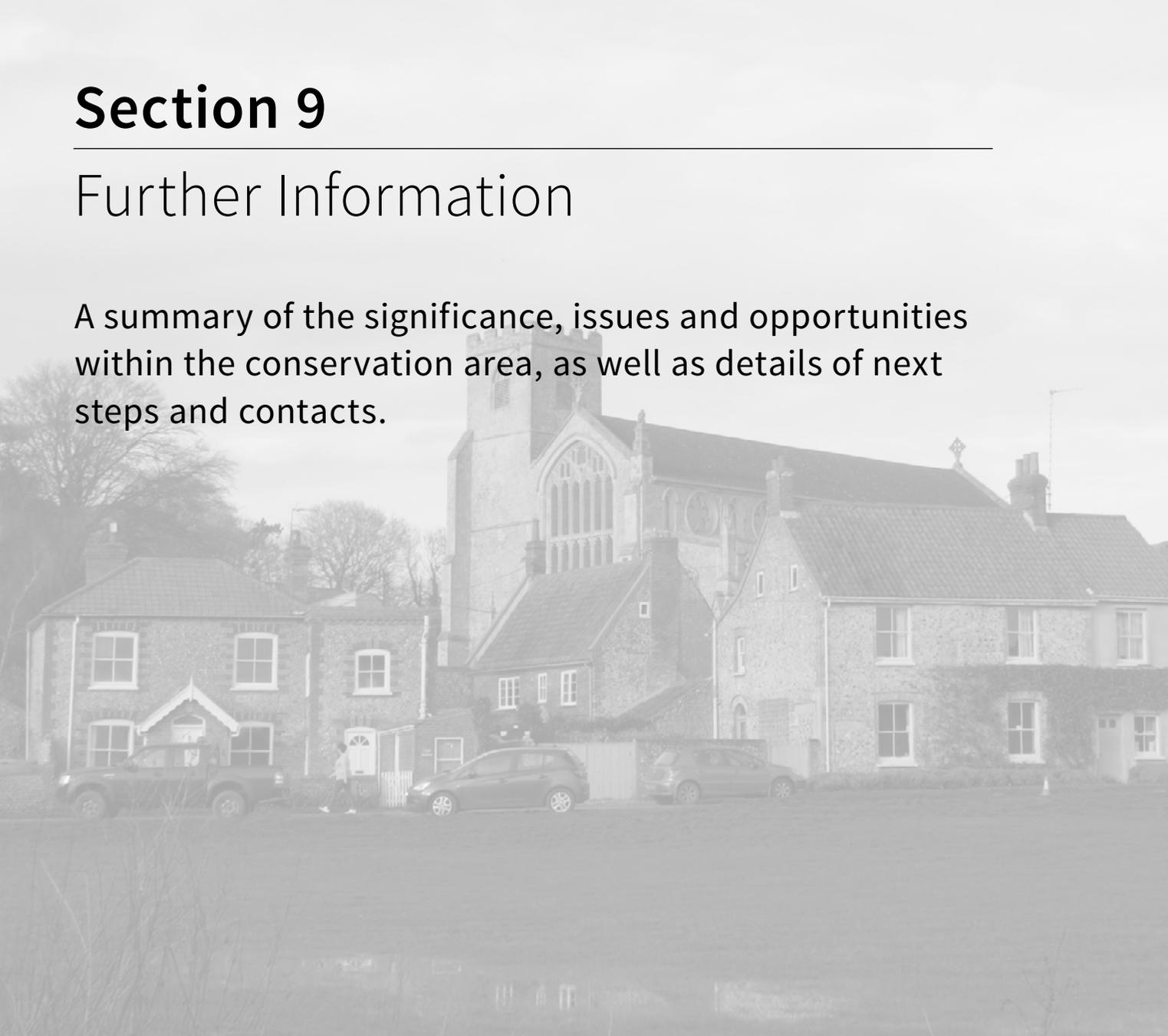
Plan showing proposed Conservation Area boundary alteration © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



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.



Cley is a beautiful historic village, valued by locals and visitors alike, which is set in an important coastal and a charming rural landscape. Its heritage values stem from its history as one of the Glaven Ports and its diverse collection of historic buildings in a street layout that reflects the landscape and specific history of the village.

The preservation and enhancement of the character, appearance and special architectural interest of the Cley-next-the-Sea 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:

Insert contact details

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/online-applications/>

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 from 1974 to the present. Applications prior to this date can be requested by contacting the Council’s planning department.

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.





Appendix A

Endnotes and Bibliography



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?TNF267>
- 05 John Wright, 'Domesday Blakeney' in *The Glaven Historian: The Journal of the Blakeney Area Historical Society*, p. 49.
- 06 Jonathan Hooton, *The Glaven Ports: A maritime history of Blakeney, Cley and Wiveton in North Norfolk*, p. 61.
- 07 <http://www.heritage.norfolk.gov.uk/record-details?TNF267>
- 08 *Ibid.*, p. 107.
- 09 Jonathan Hooton, *The Maritime Trade and Decline of the Port of Blakeney and Cley, 1500-1900*, p. 3.
- 10 Frank Meeres, *The North Norfolk Coast*, p. 76.
- 11 Hooton, *The Glaven Ports*, p. 92.
- 12 Hooton, *The Glaven Ports*, p. 59.
- 13 Nikolaus Pevsner, *The Buildings of England: Norfolk I, Norwich and North-East*, p. 435.
- 14 Hooton, *The Glaven Ports*, p. 149.
- 15 Hooton, *The Glaven Ports*, p. 16.
- 16 Meeres, p. 104.
- 17 Meeres, p. 81.
- 18 Meeres, p. 96.
- 19 Meeres, p. 96.
- 20 Site of Special Scientific Interest Designation: North Norfolk Coast.
- 21 As per 2011 Census
- 22 Site of Special Scientific Interest Designation: North Norfolk Coast.
- 23 Historic England *Local Heritage Listing*
- 24 Historic England, *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016), p.16
- 25 Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/record-details?uid=%27TNF267%27>
- 26 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.

GUIDANCE DOCUMENTS

- Historic England, *Conservation Principles, Policies and Guidance*, (2008);
- Historic England, *Valuing Places: Good Practice in Conservation Areas*, (2011);
- Historic England, *Conservation Area Designation, Appraisal and Management*, (2016); and
- Historic England, *Understanding Place: Historic Area Assessments* (2017).

ARCHIVAL MATERIAL

Norfolk Record Office

Maps:

MC 2443/3: C19th map

C/SCA2/72: Cley next the Sea and Wiveton Inclosure Act map

DN/TA 445: Tithe map

Norfolk Heritage Centre

Maps:

Map Box XXX: Map of Cley and Blakeney by H.R. Palmer, 1835

Map Box XXX: Map of Blakeney by Captain G. Collins, c.1774

C 9111.4261 Faden Map of Norfolk, 1797



Photographs:

- C/CLE 25723: Cley Channel
- C/CLE 25721: Street in Cley
- C/CLE 25722: Street in Cley
- C/CLE 3554: Cley Church
- C/CLE 5544: Church, South transept
- C/CLE 5521: Church, North transept
- C/CLE 17634: Street in Cley
- C/CLE NS 2975: High Street
- C/CLE 23650: Street in Cley
- C/CLE (no reference): View of Cley Mill (N. Taylor photographer, 1975)
- C/CLE (no reference): View across Cley Marshes (1974)
- C/CLE 7079: Cley flood 1953
- C/CLE 12224: Cley Nature Reserve
- C/CLE 12092: Aerial view of Cley and surrounds
- C/CLE 30110: Aerial view of Cley
- C/CLE 7084: Cley flood
- C/CLE 5525: Fishmonger's Arms
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