



Green backdrop of evergreen and deciduous trees behind the village, as viewed from the marshes



Green nature of Back Lane caused by hedges and tree planting



Small pockets of vegetation in a courtyard off the High Street



Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings proposed for the Local List. It also gives details of archaeological potential within the conservation area.

Contents

- 5.1 Introduction
- 5.2 Listed Buildings
- 5.3 Locally Listed Buildings
- 5.4 Scheduled Monument
- 5.5 Archaeology Summary
- 5.6 Heritage Assets Plan

5.1 INTRODUCTION

The Blakeney Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets, including both designated and non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in Appendix C. This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares only. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the conservation area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the conservation area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are 102 listed buildings within the conservation area. Generally, these are concentrated along the High Street, Westgate Street and the Quay, the historic core of the village. The majority of buildings are domestic dwellings though there are a number of listed shops and inns. The buildings are indicative of

the development of the town as a prosperous port in the middle ages, with a survival of several medieval structures, such as the Guildhall undercroft, parish church and former Carmelite Friary. Other buildings date from later periods and trace the continued growth of Blakeney as a seaside resort after the Quay had silted up, through the high volume of eighteenth and nineteenth century dwellings.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a farm within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of listed buildings is shown on [page XX](#) and listed in detail in the heritage asset audit at Appendix C.



5.3 LOCALLY LISTED BUILDINGS

A locally listed building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.⁴² The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for locally listed buildings in *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.⁴³ Locally listed buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value.

Buildings within Blakeney 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 SCHEDULED MONUMENT

Scheduled monuments are sites or structures designated under the *Ancient Monuments and Archaeological Areas Act* of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent, which is required by Historic England when change is proposed. There is one scheduled monument in the conservation area, the Guildhall on the Quay, a former undercroft of a merchant's house.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.⁴⁴

Although no distinct settlement sites have been identified, evidence of early occupation in the parish has been found, including prehistoric flint implements, Mesolithic flint flakes, Neolithic axeheads and a scraper, Beaker pottery and a Bronze Age awl and spear. Two Bronze Age barrows on Blakeney Downs, outside the conservation area, are still visible as earthworks. There was probably a small Roman settlement in the parish; Roman coins and brooches have been found, as well as fragments of Roman pottery.

Several Early Saxon brooches and a bracelet, and Late Saxon coins and metalwork have been found in the parish suggesting that a small Saxon settlement continued to develop here. Despite these finds the site of the earlier settlement of Snitterley has not been conclusively identified.

The North Norfolk Rapid Coast Survey in 2004 identified a number of mounds, hollows and ditches associated with post-medieval management of the marshes north of the port, including a series of mounds and hollows probably used for brick making (the area is labelled 'Brick Marsh' on a map of 1769); and sea defence banks between the reclaimed marsh and salt marshes beyond. There is also a cut in the hill in Friary Fields which may have been associated with boat building.

The site of the Carmelite Friary is occupied by Friary Farm and its farm buildings which incorporate fragments from the medieval buildings. Excavation in this area would produce further evidence of the medieval buildings.

There are two scheduled monuments in the parish but only one, the 'Guildhall', lies with the conservation area, on the Quay. The flint and stone surviving undercroft is comparatively rare in this rural setting and demonstrates the wealth and importance of Blakeney as a port during the medieval period.

5.6 HERITAGE ASSETS PLAN

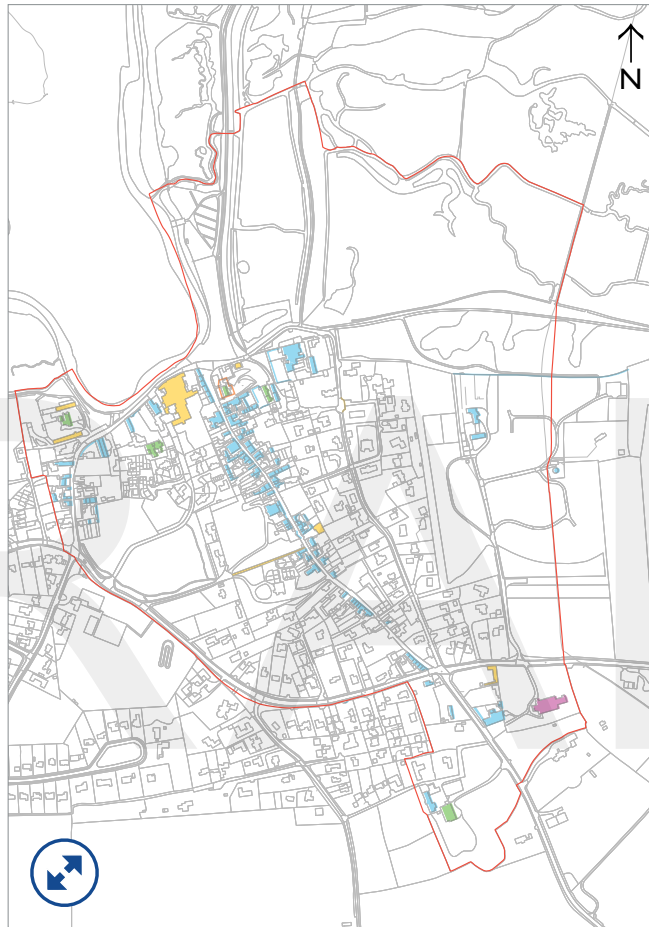
This plan highlights the spread of non-designated heritage assets and listed buildings within the Conservation Area. This accompanies the gazetteer in Appendix C. Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

HERITAGE ASSETS

- Scheduled Monument
- Grade I Listed
- Grade II* Listed
- Grade II Listed
- Proposed Locally Listed

Note: The buildings indicated are approximate only. Additionally structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

This plan is not to scale



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Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Blakeney.



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Appendices



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1. High Street
2. The Quay and Marshes
3. Westgate Street
4. New Road
5. The Pastures
6. Back Lane
7. Friary Farm and Caravan Park
8. Cley Road
9. Wiveton Road

6 Street-by-Street Assessment



Contents



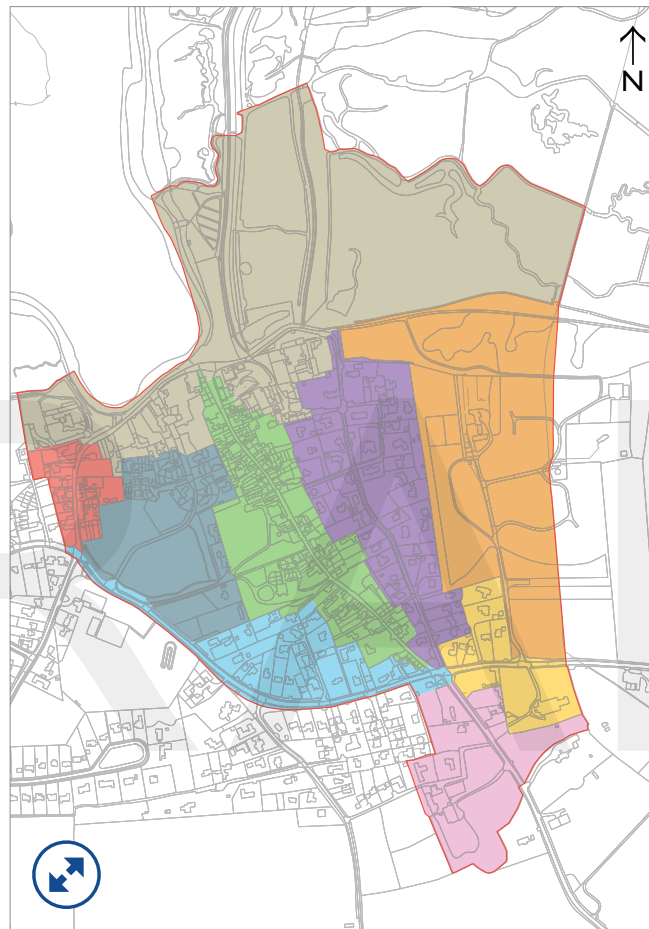
Appendices



Back

Each of Blakeney's streets and open spaces have different characteristics. 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.

Note, the building names given in the listed buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the heritage assets plan in section 5 for listed building locations.



STREET-BY-STREET

- High Street
- The Quay and Marshes
- Westgate Street
- New Road
- The Pastures
- Back Lane
- Friary Farm and Caravan Park
- Cley Road
- Wiveton Road

This plan is not to scale

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1. HIGH STREET

One of the oldest streets in Blakeney, connecting the church and quay. It is densely packed with numerous houses mainly from the eighteenth and nineteenth centuries set on the street and off lokes.



Defining Features

- Densely packed development providing an intimate feeling
- Varied rooflines and massing but generally all one or two storeys
- Small cottages, particularly at the north end
- Terraces of houses facing onto lokes and small courtyards
- Larger houses as the street goes southwards, some with small front yards surrounded by low walls
- Tall flint walls, particularly in the southern half of the street
- Larger buildings, including converted warehouses at the north end of the street, where the road widens out to views of the Quay and marshes

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Some out-of-character solar panels and uPVC conservatory
- Grade II listed gate piers behind telephone box in poor condition where brick has deteriorated due to corroding iron hinges
- Bins visible in lokes and yards

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1. 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.

- Replacement of any uPVC windows with painted timber windows
- Removal of intrusive features, such as solar panels
- Implement traffic management schemes in the summer months
- Clearer advertising of car parks for visitors at the village hall, Coronation car park and on the Quay

- S Loose and Son
- 32 High Street
- 38-44 High Street
- 46 High Street
- 54 High Street
- 52 High Street
- 56 High Street
- 70-74 High Street
- Roundstones
- Ice House immediately west of No. 86 High Street
- 82 and 84 High Street
- 86 High Street
- Gateway arch between 84 and 88 High Street
- 88 High Street
- 90-94 High Street
- Wall and gatepiers immediately south of Nos. 90-94 High Street
- K6 telephone box
- Alma Cottage, Beacon Cottage
- Miranda
- 100 and 102 High Street
- Providence House
- The Wheel House
- 124-130 High Street
- 132-134 High Street
- 146-148 High Street
- 152-154 High Street
- Claremount House
- 145 and 147
- 127 and 121

- Ivy House
- Findhorn Cottage
- 113 High Street
- 109 High Street
- 103-107 High Street
- 101 High Street
- Morgan Cottage
- 93 and 95 High Street
- 87 and 89 High Street
- 83 and 85 High Street
- 81 High Street
- Flint Cottage
- 69a and 71 High Street
- St Margaret's
- 59 High Street
- 47 and 49 High Street
- 51-55 High Street
- Yew Tree Cottage
- Dolphin Cottage and Nos. 39 and 41 High Street
- 31 and 33 High Street
- 17-25 High Street
- 15 High Street
- Double Doors Cottage, The Doll's House
- Corner Cottage

Listed Buildings

Grade II

- The Granary
- White Horse public house
- Benbow Cottage/Ship Cottage
- Barclays Bank/Post Office
- 20a High Street
- 22 High Street
- 24 High Street
- 26 and 28 High Street
- The Little Regency

Proposed Locally Listed Buildings

- Methodist Church
- Walls flanking Little Lane

2. THE QUAY AND MARSHES

The former harbour with warehouses and merchant's homes, now the tourist hub of the settlement, with the Blakeney Hotel, shops, village hall, car parking and restaurants. It sits next to the Blakeney Channel and the saltmarshes beyond, with boats moored along the Quay.



Defining Features

- Quay with promenade flanked by white metal railings and timber mooring posts
- Blakeney Channel and marshes in the immediate setting
- Blakeney Hotel as a landmark building
- Converted warehouses which sit gable end on to the Quay
- Large merchant's houses
- Walls flanking south side of the road
- Use of flint, red brick and red roof tiles
- Mariner's Hill a key open space
- Mix of residential, communal and commercial uses

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Traffic cones demarcating the eating area and parking bays in the car park have a temporary feel and are visually unattractive
- Some out-of-character uPVC windows, for example to the Village Hall and Blakeney Hotel

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 any uPVC windows with painted timber windows
- Better quality temporary markers for the car parking area
- Implement traffic management schemes in the summer months

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2. THE QUAY AND MARSHES (CONT.)

Listed Buildings

Grade II

- Boundary wall from north-west corner of Quay Barn westwards
- Quay Barn
- Range of outbuildings north-east of Quay cottages
- Garden Wall to the north of Quay House
- Barn Annex to west of Blakeney Hotel
- Barn south-east of Manor Hotel
- Manor Hotel
- Boundary wall around garden of Manor Hotel
- Caulking House, The Counting House
- 4 Mariner's Hill
- 5 Mariner's Hill
- 6 Mariner's Hill
- Wall enclosing garden to west of Friary

Grade II*

- Red House
- Quay House
- The Friary

Grade II* and Scheduled Monument

- Guildhall

Proposed Locally Listed Buildings

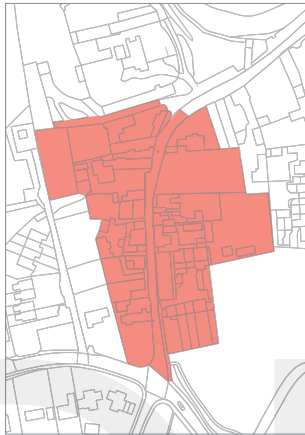
- Blakeney Hotel
- St Nicholas' Church Hall
- Quay View, No. 9 The Quay (south granary)
- North Granary

DRAFT



3. WESTGATE STREET

Narrow street with historic residential buildings, shops, a pub and café. Buildings are arranged facing the street or gable end on, with some off lokes and yards.



Defining Features

- Narrow street with buildings set right against the edge of the street
- Buildings often gable end on to the street on the west side
- On the east side buildings face directly on to the street
- A smaller number of properties set back from the street behind front gardens and low walls
- Flint, red brick, painted render, red and black roof tiles as the main building materials
- Mix of residential and commercial uses

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Unattractive storage area for the Spar on the west side of the street
- Functional signage and advertising to the Spar and its warehouse opposite, and large shop fascia boards

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3. WESTGATE 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.

- Implement traffic management schemes in the summer months
- Screen the storage area with a gate or fence
- Reduce the amount of advertising for the Spar, particularly on the west side of the street
- Reduce the size of the fascia boards for the shop and replace with more discreet and historically appropriate shop signage

Listed Buildings

- Grade II
- 23 Westgate Street
- 19 Westgate Street
- 11-15 Westgate Street
- The Pightle
- 20 Westgate Street
- West View
- Pimpernel Cottage
- 10 Westgate Street
- Shipley House including front garden
- 6 Westgate Street
- The King's Arms Inn

Proposed Locally Listed Buildings

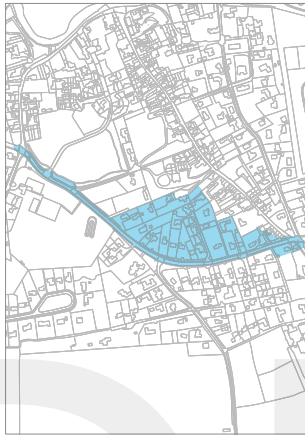
None

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4. NEW ROAD

New Road took on its current form in the mid-twentieth century, when it began to be developed with housing on either side. The leafy road provides a pleasant setting to the south of the conservation area.



Defining Features

- Open, green spaces of The Pastures and playing fields at the west end
- Hedges and trees lining the road and in private gardens
- Grass verges
- Modern, detached properties set back from the road in generous plots, typically red brick and flint in a traditional style
- The church tower as a focal point in views looking east
- Historic flint and brick walls and buildings are the east end
- War Memorial on the south side of the road

Key Issues

- Pressure for development on back-land plots or to subdivide existing plots

Recommendations and Opportunities for Enhancement

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

- Any proposed development should be carefully considered, avoiding overdevelopment and being sensitive to the existing street pattern, scale and materials

Listed Buildings

Grade II

- Hill House
- Blakeney War Memorial (adjacent to CA boundary)

Proposed Locally Listed Buildings

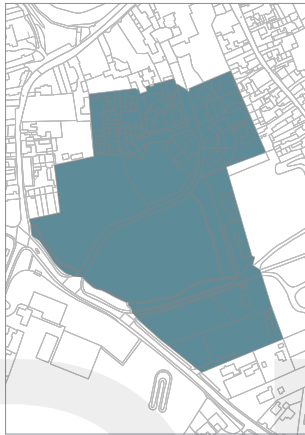
None

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5. THE PASTURES

This public space was formed in the mid-twentieth century from land formerly used as fields. The space provides a welcome green areas within the settlement that is valued by locals.



Defining Features

- Wide open space defined by hedges and trees on the perimeter
- Informal path around the perimeter
- Views of roofscapes and glimpsed views of the sea to the north and church tower to the south-east
- Millennium Stone and Snitterly Stone

Key Issues

- Pressure for development

Recommendations and Opportunities for Enhancement

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

- Avoid development on The Pastures
- Development within the setting of The Pastures should be carefully considered and be respectful of the open space adjacent

Listed Buildings

None

Proposed Locally Listed Buildings

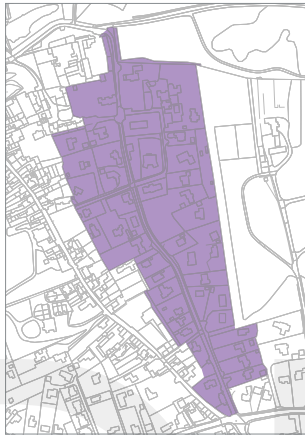
None

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6. BACK LANE

An historic road, though only developed with houses in the twentieth century. It is a leafy contrast to the dense development of the village centre.



Defining Features

- Leafy green street lined with hedges and mature trees
- Modern, detached houses set back from the street in generous plots, typically red brick and flint in a traditional style
- High flint walls line each side of the road at the north end creating a sense of enclosure
- Converted warehouses at the north end of the street

Key Issues

- Pressure for development on back-land plots or to subdivide existing plots

Recommendations and Opportunities for Enhancement

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

- Any proposed development should be carefully considered, avoiding overdevelopment and being sensitive to the existing street pattern, scale and materials

Listed Buildings

None

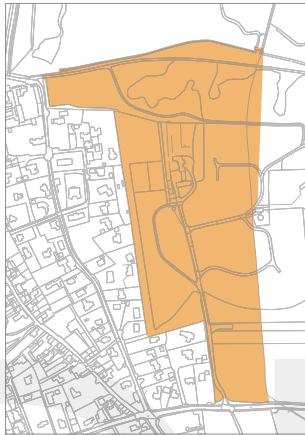
Proposed Locally Listed Buildings

- Wall and gateway to Whitefriar's on east side of Back Lane

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7. FRIARY FARM AND CARAVAN PARK

The former site of a Carmelite Friary. The farmhouse and adjacent barn incorporate remains of the friary. The site also contains Blakeney's former mill, now converted as a holiday let. The site is set out with static caravans.



Defining Features

- Green, open space mainly filled with static caravans and containing mature trees and shrubs
- Grassed area adjacent to Cley Road forms part of the setting of the church
- Historic farm complex formed from remains of Carmelite Friary
- Former mill
- Glimpsed views of the sea to the north
- Long stretch of historic flint wall defining the northern edge of the farm complex
- Coastal path, shrubland and marshes to the north

Key Issues

None

Recommendations and Opportunities for Enhancement

None, though the general recommendations within the Management Plan also apply.

Listed Buildings

Grade II

- About 120m of boundary wall, 50 metres north of Friary Farmhouse
- Friary Farmhouse
- Barn immediately south of Friary Farmhouse
- Blakeney Mill (adjacent to CA boundary)

Proposed Locally Listed Buildings

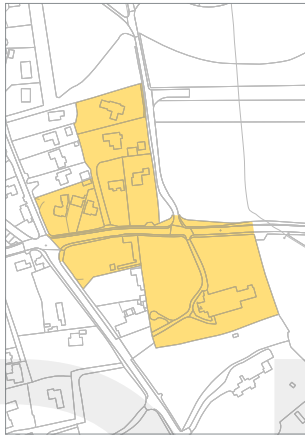
None

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8. CLEY ROAD

The road linking Blakeney to Cley. St. Nicholas Church is the key building here, with a few residential properties.



Defining Features

- St. Nicholas' Church and churchyard
- Modern detached houses in generous plots on the north side of the road
- Historic house on south side of the road
- Open space of the Friary Farm site opposite the church forms part of the setting of the street
- Low flint walls on the south side and to entrance of Friary Farm site
- Mature trees and greenery of private gardens

Key Issues

- Ad-hoc signage and banners to the church entrance which can appear cluttered

Recommendations and Opportunities for Enhancement

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

- A more co-ordinated approach to signage at the church

Listed Buildings

Grade I

- Church of St. Nicholas

Proposed Locally Listed Buildings

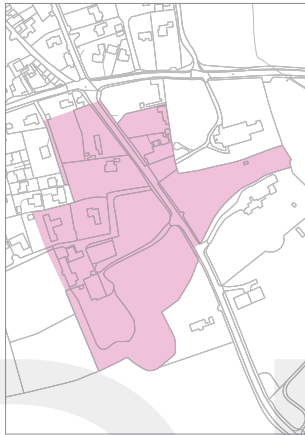
- 1 Wiveton Road

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9. WIVETON ROAD

Wiveton Road has a few large residential properties, some of which are among the oldest in the village. The church and school are also key buildings on this road. Walls and trees are key public realm features.



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Defining Features

- Low flint and brick walls lining the road on both sides
- Larger detached properties which sit back from the road and are in large plots
- School complex
- View of church tower on the east side of the road
- Lots of mature trees creating a canopy over the road and vegetation in private gardens creating a leafy atmosphere

Key Issues

- Bins and car parking to the church entrance are somewhat unsightly
- Chain-link fencing to school playground and metal fence to pavement are out-of-character

Recommendations and Opportunities for Enhancement

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

- Consider screening of bins and car parking from the road
- Consider alternative fencing options which would provide adequate security and be sensitive to the character of the conservation area

Listed Buildings

Grade II

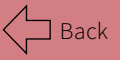
- Blakeney Church of England Primary School, boundary walls, gates and associated outbuildings
- School House
- Barn north-west of No.6 (Old Rectory)

Grade II*

- Old Rectory

Proposed Locally Listed Buildings

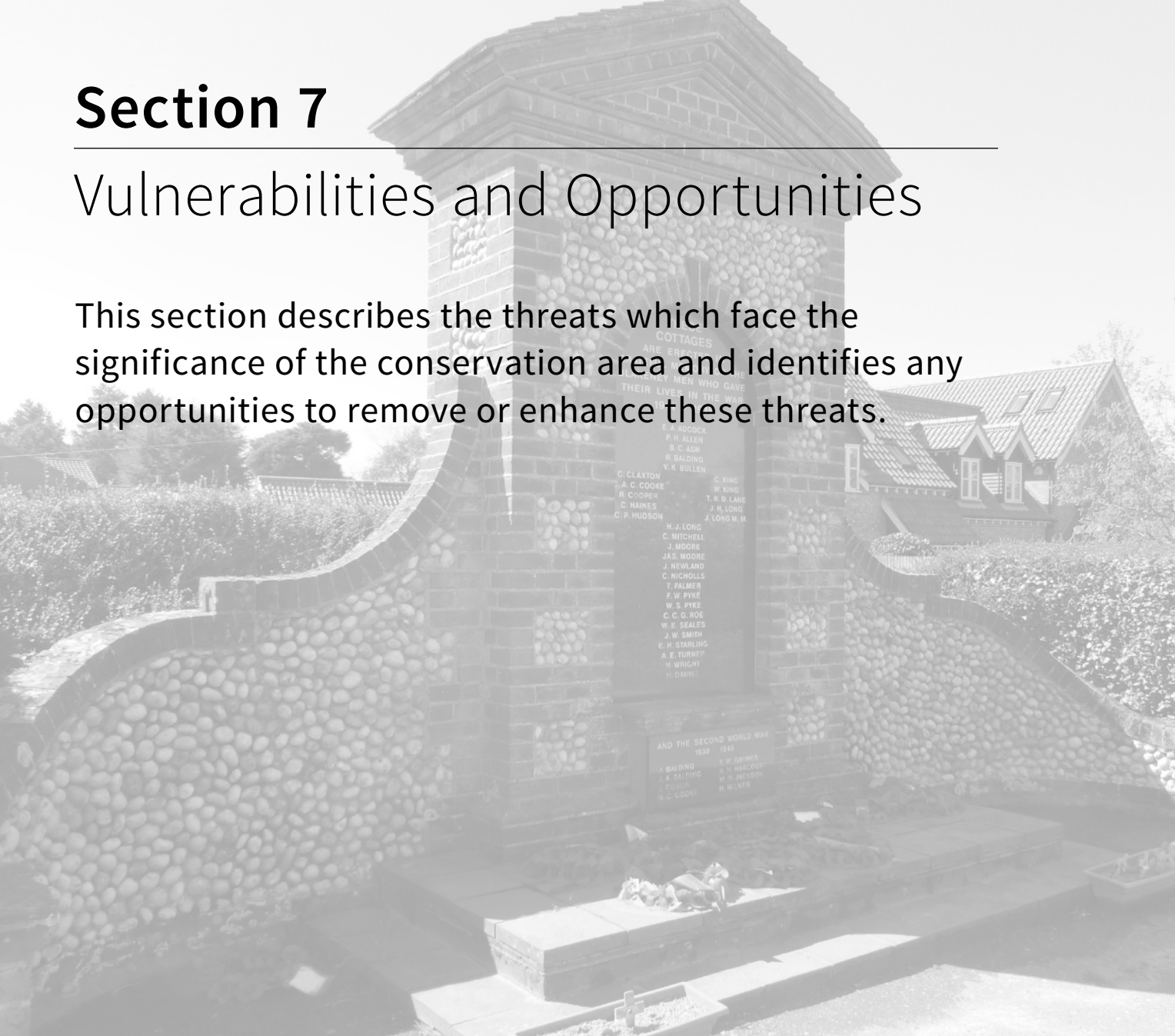
None



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. As of 2018 there are no buildings on Historic England's Buildings at Risk Register. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition, though some deteriorating brickwork was noted, which has decayed due to corrosion of inbuilt iron hinges. Given the location of the Guildhall constructed within a bank of earth to the south and east, the structure shows signs of damp in the form of green algae growth. This causes deterioration of the built fabric and will need to be regularly monitored and maintained to ensure its preservation.

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 detracts from the appearance of the wall and 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.

Road surfaces are in good condition, as are the green spaces and other public realm features in Blakeney.



Interior of the Guildhall showing signs of damp



Deteriorating brick work to listed gate piers on the High Street



Moss and vegetation starting to build up on flint walls



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 modern 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.

Wheely 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 not option but to have bins stored within view, such as in the 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, or for several households to share the large bins to reduce their numbers.

The replacement of front gardens with concrete or brick setts, as has occurred at at least one property on the High Street. This erodes the rural character of the Conservation Area as it has a more suburban character. It creates a harsher surface that is in contrast to the

softer gravel treatments that are typical, and results in the loss of boundary demarcation. The informal gravel or paved surfaces of the lokes should be retained and not completely paved over.

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

A proliferation of temporary signage, including A-boards and banners, at the junction of New Road and Langham Street, as well as by the Church, can appear untidy, affecting the setting of the Conservation Area. Shop signage should also be modest and in a traditional style. The current fascia board for the Spar is large and advertisements in the windows garish, which is not in keeping with the character of the Conservation Area. The storage unit opposite, with its large bay doors are also in contrast to the surrounding buildings. Though the building itself is not necessarily intrusive, the colourful posters, bins, crates and various items stored on the driveway adjacent are visually intrusive.

Road markings are generally quite minimal. However, two disabled parking bays are marked on the ground outside the east door of the Church in a bright white paint. Though by their nature disabled bays need to be visible, these utilitarian markings negatively affect the setting of the Church.





Inappropriate solar panels and uPVC conservatory on the High Street



Ad-hoc A-board on the New Road/Langham Road junction

NEGATIVE FEATURES

-  Negative Features
-  Feature whose condition detracts

This plan is not to scale



Overly large fascia board to the Spar and garish advertisements

Plan showing negative features within Blakeney 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.



Garish advertisements on the Spar storage unit, with unattractive crates and other items stored adjacent



Building up of signage by the Church



Inappropriate uPVC windows and doors to the Church Hall



Out of character disabled bays marked out on the surface outside the Church



Inappropriate uPVC windows to the first floor viewing gallery at the Blakeney Hotel



7.3 TRAFFIC AND PARKING

The A149 Coast Road runs through Blakeney and incorporates the Morston Road, New Road and Cley Road. This keeps through traffic away from the historic streets to the north. However, the High Street and Westgate Street do suffer from heavy traffic and parking, particularly during the tourist season. They are narrow and not suitable for large vehicles, which could cause damage to the buildings. This detracts from the character of the Conservation Area and the ability to appreciate the historic buildings and views.

Blakeney has a car park by the Village Hall and on the Quay, which is free to encourage people to use it rather than parking on the street. However, on-street parking still occurs and there is pressure on the car parks in the summer months. Parked cars detract from the appearance of the Conservation Area and spoil views. There is also a risk to historic buildings and boundary walls from people attempting to fit cars into unsuitable spaces. Some sensitive signage on the new Road, the High Street and Westgate Street could help to encourage people to use the car parks instead of parking on the road.

7.4 COASTAL LOCATION AND CLIMATE CHANGE

Blakeney 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.⁴⁵ 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, 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 or drying out of the ground.

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. There may be some instances where the benefit of flood defences for the protection of 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 Blakeney 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 necessarily have to match those of the existing buildings in the area. However, there is a risk in a village like Blakeney 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.

Many of the modern houses within the Conservation Area, particularly on New Road and Back Lane, would offer scope for rebuilding if desired. 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 and should be of a similar scale and massing to the buildings they are replacing.

There is very limited scope for new buildings within the Conservation Area boundary due to the dense nature of much of the village. The open spaces within the boundary also offer little to no prospect for development as they are important and valued spaces within the village. Individual houses on infill sites on Back Lane may be appropriate, though with the caveat that the plot pattern should remain as larger detached houses rather than small plots or terraces.

As a Coastal Service Village, as identified in the Core Strategy, small scale housing developments of approximately 26 dwellings may be considered by. New development within the setting of the Conservation Area needs to be considered carefully with regard to its impact on built heritage. It is most likely to be acceptable away from the historic core of the village and the marshes, and in locations where important views will not be adversely affected. The agricultural setting to the south of the village will also need to be considered.

7.6 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Blakeney’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 Blakeney are the same: a hollowing out of the community, especially in the winter; a distorted population that undermines local services; 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.



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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 Blakeney 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 Blakeney from the outset and that change makes a positive impact on the Conservation Area.





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 Blakeney Conservation Area.

- Fundamental to the character of Blakeney 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, Quay and Westgate Street, and the more spread out development in the remainder of the village.
- The rural and coastal character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- As a Coastal Service Village Blakeney must accommodate some new development. However, 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 should be the minimum necessary to meet the required demands for housing. 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 and current public green spaces will be preserved. 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 and the Quay will be maintained as a functioning harbour. The presence of agricultural farmland to the south of the village will also be continued.
- The historic links with the other Glaven Ports are significant and as such views to Wiveton and Cley-next-the-Sea will be preserved.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Blakeney that is a fundamental part of its character, which is predominately 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 on a regular basis to prevent problems with condition and to rectify and issues before they escalate.

- 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

Architectural features and details and the design, materials and form of buildings make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. In Blakeney buildings are typically small to medium scale, usually utilising flint, red brick or render. Styles vary from neat Georgian houses, to vernacular cottages, to converted warehouses. Traditional windows are generally timber sashes or casements, with some examples of triangular oriel windows. Traditional doors are usually either timber panelled or plank and batten doors. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character. More detail can be found at section 4.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and 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, bay and oriels windows) 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.
- uPVC windows and doors should not be permitted within a Conservation Area and will not be allowed on listed buildings. Building owners will not be required to immediately remove existing uPVC windows or doors but when replacements are required in the future, these should be in timber, particularly on primary elevations. Windows should generally be either vertical sliding sashes or side-hung casements. This will enable the character of the Conservation Area to gradually be improved over time.
- 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, plaques 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.

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 to 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.

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.

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.

8.3.3 Alterations, Extensions and Demolition

Blakeney has evolved over centuries and its built fabric reflects both historic uses and 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 does not cause harm and also, where appropriate, enhances the heritage asset.



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. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. This is also true of solar panels. The siting of these on primary elevations visible from the public highway is strongly discouraged within the Conservation Area, in order to preserve its historic character. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall adjacent to the highway.

Demolition or removal 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 existing controls that conservation area designation brings, plus the number of listed buildings and proposed locally listed buildings within the Blakeney 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 Blakeney 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 characteristics 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 generally 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 construction.
- 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 will be subject to local and national planning policies. It may take the form of replacement buildings or construction on undeveloped plots.

However, within Blakeney there are relatively few undeveloped plots remaining and open public green spaces, such as The Pastures, would not be appropriate locations for development. Many properties have large garden plots. There may be pressure for subdivision of these to build additional houses. This should generally be avoided to prevent overdevelopment.

Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. For example, changes on the High Street only minimal changes are likely to be appropriate because of the densely packed nature of the street and the need to preserve the appearance of varied scale, form and materials, while on New Road larger changes or extensions may be possible given the less historic and more widely spread nature of development. New development along the salt marsh should be restricted at all costs.

New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic on Westgate Street, the

Quay and the High Street. 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 for new development, 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.
- Historic plot or field boundaries should be preserved when new development occurs.
- If new development areas are required, these are most likely to be appropriate to the south-west of the village.

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. Additions of bollards, railings, new surface materials, etc. could appear a small change individually but over time, these changes add up to substantially alter the visual appearance of a place. For example, on the High Street the gravel surfaces of lokes is a key feature and the special character of the street would change if all of these were paved with a harder material. Therefore, 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.



Blakeney 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 Blakeney 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 the High Street and Westgate Street will be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.
- The arrangement of seating for summer kiosks and cafes within the car park should not become more formalised through use of more permanent structures or enclosures, in order to preserve the informal character of the area.

8.3.6 Setting and Views

The rural and coastal setting of Blakeney 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 Glaven 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.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church and Blakeney Hotel, will be preserved.
- Views of Blakeney from Wiveton and Cley, and from the surrounding landscape to the south and south-west will be preserved.



8.3.7 Traffic and Parking

Blakeney was not laid out to accommodate modern vehicular traffic. The narrow High Street and Westgate Street have pinch points, which are made worse by parked vehicles. While these streets do not form part of the busy coast road, they are key access routes to the Quay, which can become very busy at peak times. Damage could be caused to buildings by vehicles passing too close to them.

Blakeney 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. Car parking is available in various locations throughout the village. The Quay and Coronation car parks are not free, while the village hall car park is.

Public transport in Blakeney is limited to a bus service. 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

- Free village car parks should be maintained and kept clearly signposted with sympathetic signage.
- The availability of parking at the village hall and the Quay should be well publicised.
- On-road parking along the High Street and Westgate 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).

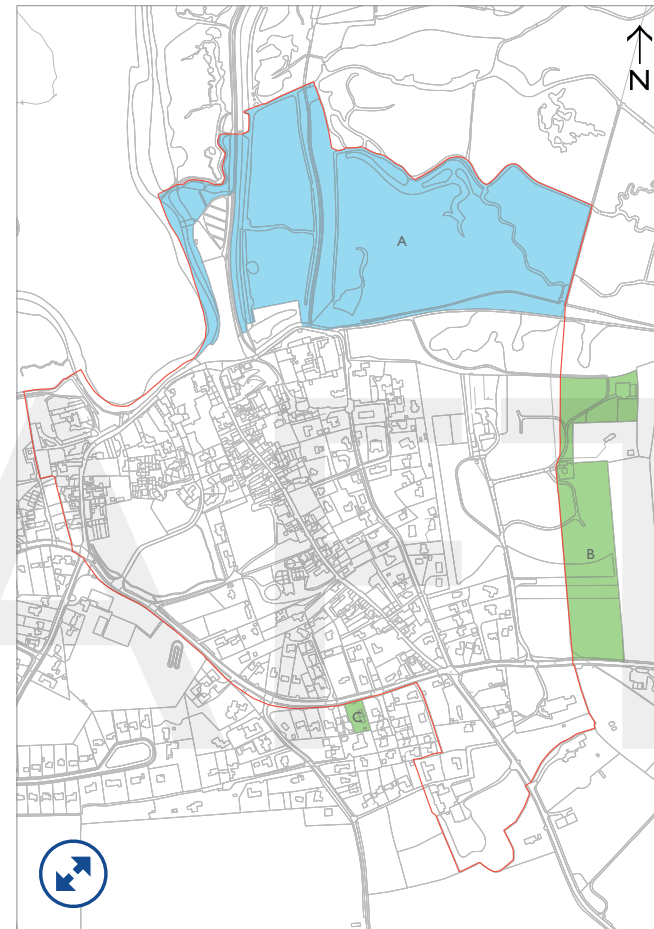
The boundary has been reviewed and proposed changes are detailed below. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Recommendations

Much of the built development of Blakeney that is currently outside of the Conservation Area boundary, to the south and west, is twentieth or twenty-first century which is generally of no particularly architectural or historic value, and it has therefore been concluded that no boundary extensions should take place in these areas. Some parts of the conservation area on the east side of Saxlingham Road are also currently covered by the Glaven Valley Conservation Area.

The following boundary changes are proposed:

- A The east boundary of the Conservation Area currently aligns with the parish boundary that runs in a roughly straight line north-south through the Friary Farm and caravan site. This does not align with any plot boundaries and excludes the listed windmill just east of the current boundary. It is therefore proposed redraw the boundary to align with plot boundaries and to include the windmill.
- B The War Memorial on the south side of New Road is currently excluded from the Conservation Area boundary. As one of the only historic structures on the road that has heritage value, particularly communal value, and one of only two listed buildings on New Road, it is recommended to redraw the boundary to include this structure.
- C The area of marshland to north of Quay is a natural area, covered by natural environment designations such as the SSSI. Additionally, the route of the creeks and inlets along which the boundary has been drawn will evolve and change over time meaning the boundary will be inaccurate. It is proposed to redraw the boundary to cover the more man-made areas, including the car park and boat mooring area on the east side of the channel, the duck pond, plus the section of the embankment adjacent, but to exclude the marsh area to the east of the embankment and the shrubland area to the north of Friary Farm. This change would be to align the Conservation Area designation with the built heritage of the village, leaving the natural landscape to be covered by environmental designations, which is in accordance with current heritage best practice guidance.⁴⁶ This area will still remain within the setting of the Conservation Area and will be afforded protection through this consideration.



- BOUNDARY REVIEW
- Conservation Area Boundary
 - Reviewed Area: Proposed Inclusion
 - Reviewed Area: Proposed Removal

This plan is not to scale

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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.



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Appendices



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Blakeney is a beautiful historic village, valued by locals and visitors alike, which is set in a spectacular rural and coastal landscape. Its heritage values stem from its history as one of the Glaven Ports and its collection of locally distinctive flint and brick houses clustered around the Quay, High Street and Westgate Street.

The preservation and enhancement of the character, appearance and special architectural interest of the Blakeney 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 19XX to the present. Applications prior to this date can be found XXXXXXXX.

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. Blakeney’s own Neighbourhood Plan is in development. More can be found out via Blakeney Parish Council’s website.

