

**THE GLAVEN PORTS CONSERVATION AREA APPRAISALS  
& MANAGEMENT PLANS 2019**

Summary: This report seeks approval to adopt the draft Blakeney, Cley, Morston and Wiveton Conservation Area Appraisals along with the associated Management Proposals contained therein.

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

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Paul Rhymes, Conservation & Design Officer, 01263 516367	

## 1. Introduction

- 1.1 At its meeting on 23 July 2018, Working Party approved the Draft Glaven Ports Conservation Area Appraisals (CAA's) for public consultation purposes. A six week period of consultation was undertaken from 10 September to 22 October 2018. As part of this consultation process, an open meeting was held at the Blakeney Village Hall on 5 October 2018. As a result of the representations received from members of the public, interested bodies and statutory consultees; the four CAA's have been amended and plans updated.
- 1.2 As resolved at the aforementioned meeting, the CAA's now come back to Working Party for consideration and final adoption by Cabinet.

## 2. Statutory Background

- 2.1 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 2.3 The appraisal documents now being considered conform to current Historic England guidance (Conservation Area Designation, Appraisal and Management 2016). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy Framework (2012).The District's adopted Local Development Framework (LDF) provides the local planning policy context.

## 3. What is a Conservation Area Appraisal?

- 3.1 To assist in the preservation and enhancement of Conservation Areas and their settings, all Local Planning Authorities are required to review their Conservation Areas from 'time to time'. The preparation of Conservation Area Appraisals and Management Proposals is a key element in this process. They play a central role in the Council's efforts to safeguard the environment, which is one of the stated priorities of the Council in its Corporate Plan: 2015-2019.
- 3.2 Having a fully adopted Conservation Area Appraisal and Management Plan offers a number of potential benefits including: -
  - **As a tool to demonstrate the area's special interest.**  
This is particularly important when considering development proposals and as part of any appeal process or site allocation.

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

#### **4. Public Consultation**

- 4.1 A six week period of public consultation was undertaken from 10 September – 22 October 2018 and included:
- Exhibitions at Blakeney, Cley, Morston and Wiveton parish churches.
  - An open meeting held at Blakeney Village Hall, attended by 35 members of the public.
  - Leaflets distributed at various locations within the villages.
  - The CAA documents and associated material made available on the Councils website.
  - Press release to various media outlets.
  - Council own social media campaign.
- 4.2 A total of 50 consultation responses were received from members of the public, parish councils and statutory consultees. These representations are summarised alongside the relevant LPA response and actions in **Appendix 1**.

4.3 All four documents have been reviewed and updated to take on board the comments received. This has included amendments to all CA boundaries, additional notes on dark skies and light pollution, changes to local listings as well as photographic content.

## 5. Management Proposals Overview

### 5.1 Blakeney – Boundary Review

5.1.2 The east boundary of the Conservation Area has been updated to more readily reflect the plot boundaries and include the listed windmill just east of the current boundary. The War Memorial on the south side of New Road has been included within the CA as one of the key historic structures on the road along with the associated alms-houses which make a contribution to the character and appearance of the area. The area of marshland to north of the Quay is covered by natural environment designations such as the SSSI and has no built heritage value. The boundary has been redrawn to cover the car park and boat mooring area on the east side of the channel, the duckpond, plus the section of the embankment adjacent, but to exclude the marsh area to the east of the embankment. The area proposed for removal from the CA can still be considered under the setting of the heritage asset and therefore still carries weight for the purposes of the NPPF.

### 5.2 Blakeney – Local Listings

5.2.1 Eight structures within the Blakeney CA are proposed for local listing including:

- Methodist Church, High Street
- Walls flanking Little Lane
- Blakeney Hotel
- St Nicholas' Church Hall
- Quay View, No. 9 The Quay (south granary)
- North Granary
- Wall and gateway to Whitefriar's on east side of Back Lane
- 1 Wiveton Road

### 5.3 Cley – Boundary Review

5.3.1 The boundary to the east of the CA runs through the middle of the car park. The car park was not deemed of sufficient merit to be included in the Conservation Area and therefore it was decided to exclude it in its entirety. Similarly, the children's play area and sports area behind the village hall was excluded. The areas proposed for removal from the CA can still be considered under the setting of the heritage asset and therefore still carries weight for the purposes of the NPPF. The area of river valley west of the village is also covered by the Glaven Valley Conservation Area. Given its primary characteristic is its relationship to the River Glaven and course it follows to the sea, it was concluded that the overlap of the two Conservation Areas was unnecessary and that by removing the river valley area from the Cley-next-the-Sea Conservation Area the focus of that Conservation Area would be the core built heritage of the village.

## 5.4 Cley - Local Listings

### 5.4.1 Thirty-six structures within the Cley CA are proposed for local listing including:

- Umgeni, Coast Road
- Rushmere, Coast Road
- Watchers Cottage, Coast Road
- Old Schoolhouse, The Fairstead
- Holly Cottage, The Fairstead
- Little Cottage, The Fairstead
- The Lodge, The Fairstead
- The Fairstead and Fairstead Cottage
- Zetland House, High Street
- The Harnser, High Street
- Lark House, High Street
- Crabpot Books, High Street
- Warehouse behind Crabpot Books, High Street
- Worthington House, High Street
- The George, High Street
- Bank Cottages, High Street
- Old Chapel, High Street
- The Old Town Hall House, High Street
- Hambleton, High Street
- Wrights Yard Cottage, High Street
- Carlton House, Anchorage, High Street
- Lime Kiln Cottage, Holt Road
- Lime Kiln Barn, Holt Road
- Loke Cottage, Holt Road
- Ingleside, Holt Road
- Hunters, Holt Road
- Picnic Fayre, Holt Road
- Northcote (New Road)
- Salt Marsh Cottage, Town Yard
- Middle Knoll and Little Knoll, Church Lane
- Church Knoll, Church Lane
- The Green, Church Lane
- Three Swallows, Cley Green
- Glaven House, Cley Green
- Newgate Cottage, Cley Green
- Green Shutters, Holt Road

## 5.5 Morston – Boundary Review

5.5.1 The portion of land to the south of Morston Hall Farm has been included within the CA in order to conform with property boundaries, as well as to incorporate the section of flint and brick wall at the eastern edge of this area, which continues south from the churchyard wall. The small area to west of The Boathouse has been included in the CA again to conform to the property boundary and to incorporate the stretch of wall adjacent to Morston Chase which, though

modern, is a faithful continuation of the wall stretching to the east to China Row that plays an important part of defining the streetscape here.

## 5.6 Morston - Local Listings

5.4.1 Seven structures within the Morston CA are proposed for local listing including:

- Church Cottage, The Street
- Church Farm House, The Street
- Church Barn, The Street
- Hall Farm Cottage and Wild Goose Cottage, The Street
- 23-25 The Street
- Coastguard Cottages, Quay Lane
- Morston Hall, Binham Lane

## 5.7 Wiveton – Boundary Review

5.7.1 The scheduled bridge has been included in the Conservation Area as one of only three designated heritage assets in the village. The area of the river valley that is covered by the Glaven Valley Conservation Area has been excluded from the Wiveton Conservation Area. This area is more characteristic of the River Glaven and the course it follows to the sea and the river valley on the edge of Wiveton contributes to this. It was therefore concluded that the overlap of the two Conservation Areas was unnecessary and that by removing the river valley area from the Wiveton Conservation Area boundary, the focus of that Conservation Area would be the built heritage of the village. In response to consultation comments and also to rationalise the boundary between the Wiveton Conservation Area and the Glaven Valley Conservation Area, it was decided that the area used as a car park and the new cemetery were more in keeping with the character of Wiveton village. The Conservation Area boundary has therefore been amended to include the car park and the cemetery.

## 5.8 Wiveton – Local Listings

5.8.1 Twenty-two structures within the Wiveton CA are proposed for local listing including:

- 8 and 9 Hall Lane
- Hall Lane House
- Wiveton Barn, Letherpool Lane
- Wiveton Barn House, Letherpool Lane
- Glaven Cottage, The Street
- The Parish Room, The Street
- Glaven Lodge, The Street
- Welcome Cottage, The Street
- Sycamore Cottage, The Street
- Church Cottage, The Street

- Church Farm House, The Street
- Church Farm Barn, The Street
- K6 Kiosk, The Street
- Church Barn, Chapel Lane
- Primrose Farm, Chapel Lane
- Double House, Chapel Lane
- White House, Chapel Lane
- Myrtle Cottage, Chapel Lane
- Rose Cottage, Chapel Lane
- Stonebridge House, Bridgefoot Lane
- Old Rectory, Bridgefoot Lane
- Wiveton Bell, The Green

## **6. Procedural Matters and Next Steps**

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

## **7. Budgetary Implications**

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

### **Recommendations:**

- 1. That Working Party recommend to Cabinet to adopt the four Glaven Port Appraisals for statutory planning purposes and for the Appraisal documents to become material considerations in the planning process.**
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