

Letheringsett and Little Thornage

Conservation Area Appraisal and Management Plan

Second Draft: September 2020



PURCELL 

Contents

How to Use This Document	03
How to Use the Layered PDF in Appendix D	04
Frequently Asked Questions	05

1 Introduction	06
1.1 Letheringsett and Little Thornage Conservation Area	07
1.2 What is a Conservation Area?	07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan	09
1.4 What Does Designation Mean for Me?	10
1.5 Pre-Application Advice	11
1.6 Who Have We Consulted While Preparing this Plan?	11
1.7 What Do These Terms Mean?	11

2 Summary of Special Interest	12
--------------------------------------	-----------

3 Historic Development	14
3.1 Introductory Summary	15
3.2 Early History	15
3.3 Medieval	15
3.4 Sixteenth and Seventeenth Centuries	16
3.5 Eighteenth Century	16

(Continued)	
3.6 Nineteenth Century	18
3.7 Twentieth and Twenty-First Century	21

4 Character Assessment	25
4.1 Location and Topography	26
4.2 Setting and Views	28
4.3 Townscape, Spatial Analysis and Greenery	40
4.4 Architecture	47

5 Heritage Assets	59
5.1 Introduction	60
5.2 Listed Buildings	60
5.3 Locally Listed Buildings	60
5.4 Heritage Assets Plan	61
5.5 Archaeology Summary	62

6 Street-by-Street Assessment	63
1 Church Lane	65
2 Blakeney Road	66
3 Thornage Road	67
4 Holt Road	68
5 Riverside Road	70
6 Little Thornage	71
7 Garden Lane and Hall Farm	72

7 Vulnerabilities and Opportunities	73
7.1 Condition	74
7.2 Negative Features	76
7.3 Traffic	79
7.4 New Development and Extensions	79
7.5 Tourism Holiday Cottages	80
7.6 Dark Skies and Light Pollution	81
7.7 Rural Character and Suburbanisation	81
7.8 Coastal and River Local and Climate Change	81

8 Management Plan	82
8.1 Introduction	83
8.2 Conservation Philosophy	84
8.3 Recommendations	85

9 Further Information	92
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Appendices	95
A Endnotes and Bibliography	96
B Glossary of Terms	99
C Audit of Heritage Assets	101
D Full Size Plans	109

How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

3	Historic Development	11
3.1	Early History	12
3.2	Medieval History	12



Contents
3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



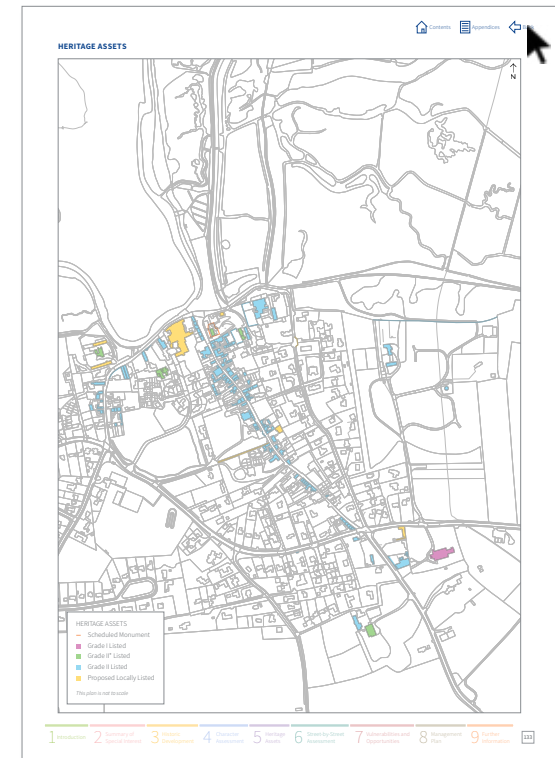
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

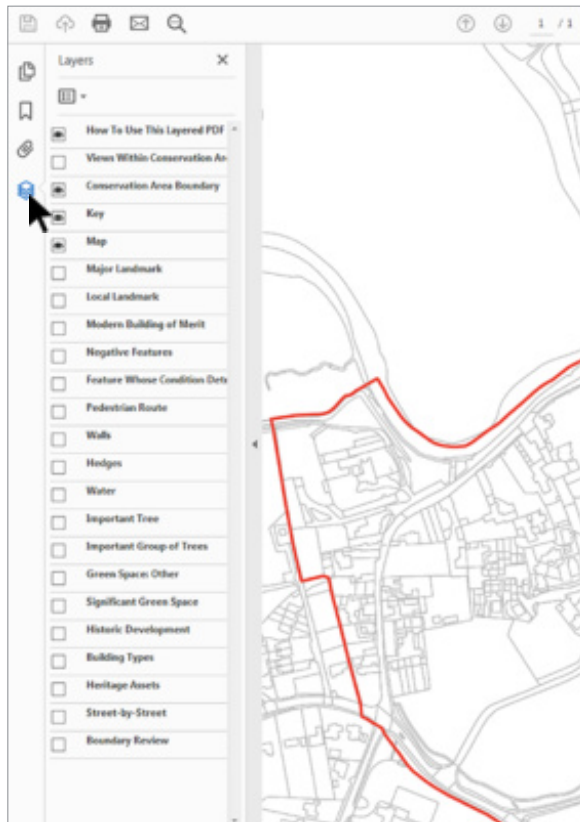


How to Use the Layered PDF in Appendix D


The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

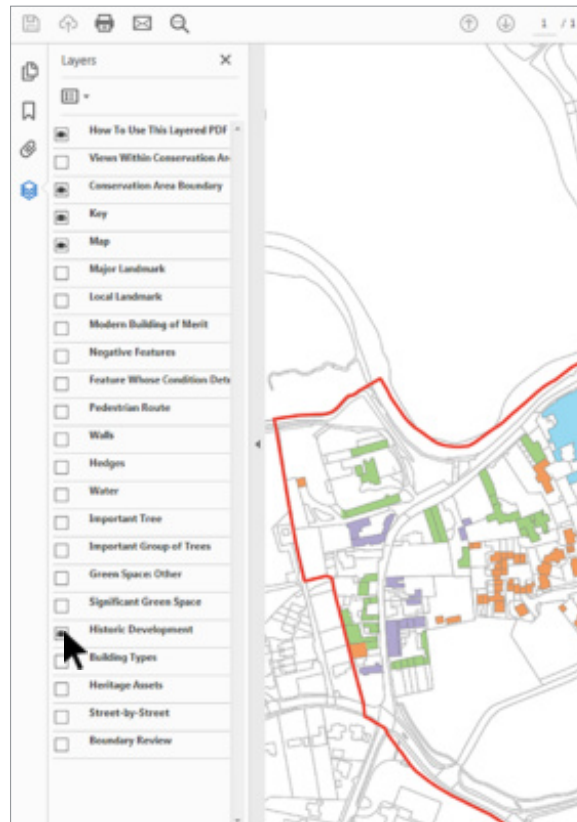
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



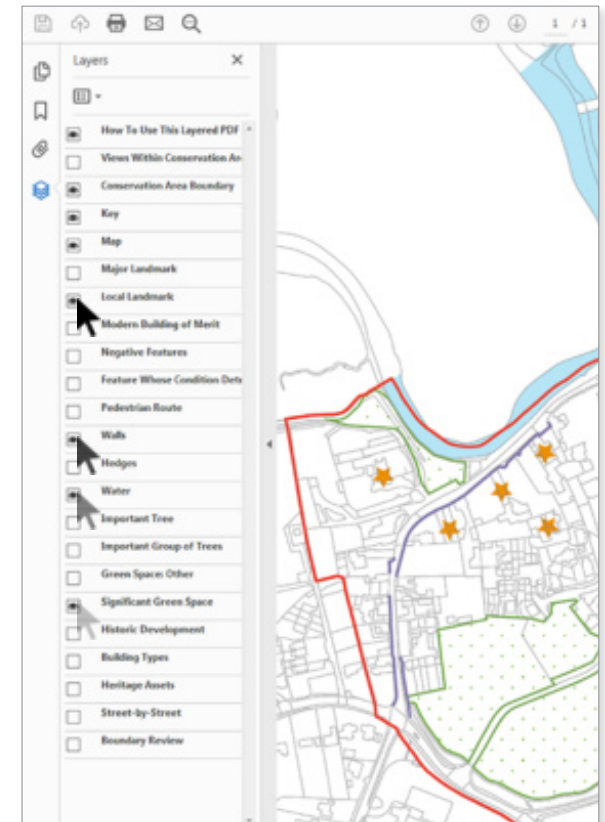
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Letheringsett and Little Thornage Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.



Contents



Appendices



Back

Contents

- [1.1 Letheringsett and Little Thornage Conservation Area?](#)
- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 LETHERINGSETT AND LITTLE THORNAGE CONSERVATION AREA

The Letheringsett and Little Thornage Conservation Area was originally designated in 19XX. The designation covers the village of Letheringsett, focusing on Holt Road, with Church Lane, Garden Lane and Riverside Road branching off to the north and south. Little Thornage to the south consists of a few buildings around the junction of Thornage Road and Riverside Road.

Letheringsett is first referenced in the Domesday book of 1086, with the church dating from the thirteenth century. The river also runs through Letheringsett, where the large Mill, Brewery and Maltings by the river dominate. Letheringsett Hall, dating from the late eighteenth/early nineteenth century, is another important building in the village, with the rest of the residential buildings consisting of cottages and small polite Georgian houses. Farm buildings are also on the periphery of the village, some converted to residential.

Little Thornage is a hamlet to the south of Letheringsett. It consists of small vernacular cottages and barn conversions. The small triangular green in the centre of the hamlet has an unusual wedge-shaped house constructed to fit the plot. The river passes to the east of Little Thornage, with a ford where Riverside Road turns westwards.

A section of Blakeney Road north of the Conservation Area, which includes several attractive cottages, is proposed for inclusion within the boundary (see section XX) and is therefore discussed in the appraisal to assess its character and appearance.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an ‘*area of special architectural or historic interest the character of which is it desirable to preserve or enhance*’.⁰¹

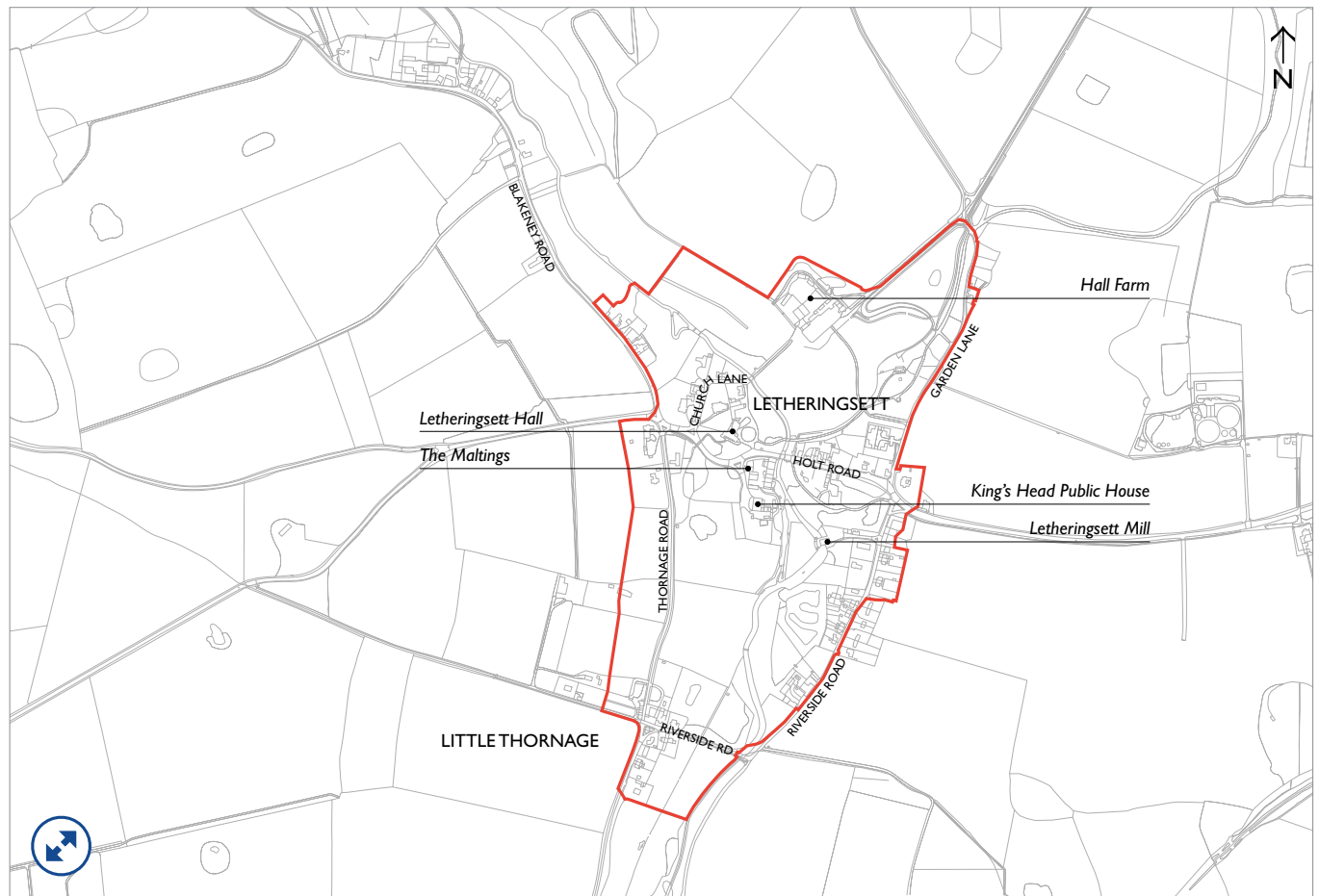
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down onto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council’s (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council’s policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Letheringsett and Little Thornage Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf



KEY

— Conservation Area Boundary

Letheringsett and Little Thornage Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition

of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- **Record and analyse the special interest of the Letheringsett and Little Thornage Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**
- **Identify opportunities for the enhancement of the Conservation Area;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**



Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Letheringsett and Little Thornage Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.



1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Letheringsett Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period in January and February 2021. This includes the publication of the draft document on North Norfolk District Council’s website.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- A feedback form was made available on NNDC’s website to invite comments from Town and Parish Councils and other interested groups or individuals who have information which could inform the Appraisal.
- Opportunity for review of the draft appraisal by Letheringsett Parish Council

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).



Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Letheringsett and Little Thornage Conservation Area in terms of its history, architecture and setting.

2 Summary of Special Interest



Letheringsett is a village on the River Glaven that found prominence through milling and brewing. Grander buildings, such as Letheringsett Hall and polite Georgian houses, demonstrate that the village was more well-to-do than smaller rural villages in the vicinity. However, Letheringsett and Little Thornage also demonstrate more modest worker's cottages and rural farms which are characteristic of the Glaven Valley.

Letheringsett has been in existence since at least 1086, being mentioned in the Domesday Book and with a church originating in the Norman period. A mill is also recorded in 1086 and one has remained on the same site since then, though rebuilt a number of times. The mill is one of only five which survive in the Glaven Valley, where there was once 16, and it is unique in being the only one still in use today after an award winning restoration in the 1980s. This part of the village's history gives it a particular link to the history of the wider Glaven Valley area.

Malting and brewing were also key industries in Letheringsett, with John Brereton starting a brewing business in the early eighteenth century and William Hardy Junior establishing the malt kilns in the early nineteenth century.

There were several different owners of the Old Hall and Letheringsett Hall throughout the centuries, though the Hardys seem to have made a particular mark on the village, potentially being responsible for the south front of Letheringsett Hall as well as rebuilding the rear range and stables/coach house, building the malt kilns, digging reservoirs, tunnels and bridges, and the tun house. The village therefore has a strong historical link with this family.

Letheringsett and Little Thornage also have an agricultural history, with several farms on the outskirts of the villages. Hall Farm, associated with Letheringsett Hall, is the largest, with several impressive barns and outbuildings. Others are more modest and

demonstrate typical farm planning with buildings arranged around yards. Smaller workers' cottages are dispersed through the villages, mainly in Little Thornage, Riverside Road and Blakeney Road. There is an interesting contrast between these vernacular buildings and larger more prosperous houses, built in the fashionable Georgian style, concentrated on Holt Road and around the north end of Thornage Road.

There is a co-ordinated palette of materials in the Conservation Area, of stock and red brick, flint, stone and pantiles. The Conservation Area is enhanced by much greenery, with lots of mature trees, hedges and open fields between groups of buildings. The wider setting outside the Conservation Area provides a green, rural setting. The River Glaven is also a key natural feature, with views of the riverbed possible from several locations. Views of key buildings are also important, particularly the focal points of the tun house and malt kilns on Holt Road, as well as more general views along streets and across open spaces.



Section 3

Historic Development

This section describes the history of Letheringsett and Little Thornage and discusses how the settlement pattern has developed over time.

Contents

[3.1 Introductory Summary](#)

[3.2 Early History](#)

[3.3 Medieval](#)

[3.4 Sixteenth and Seventeenth Centuries](#)

[3.5 Eighteenth Century](#)

[3.6 Nineteenth Century](#)

[3.7 Twentieth and Twenty-First Century](#)

3.1 INTRODUCTORY SUMMARY

Letheringsett is first referenced in the Domesday book of 1086, with the church dating from the eleventh century. The River Glaven runs through Letheringsett, where the large mill, brewery and maltings by the river dominate. Letheringsett Hall, dating from the early nineteenth century (with the south front dating to the early eighteenth century), is another important building in the village. The rest of the residential buildings comprise former estate workers' terraced or semi-detached cottages and small polite Georgian houses. Farm buildings are also on the periphery of the village, some converted to residential.

Little Thornage is a hamlet to the south of Letheringsett. It consists of small vernacular cottages and barn conversions. The farm here dates back to the late seventeenth century. The small triangular green in the centre of the hamlet has an unusual wedge-shaped house constructed to fit the plot. The river passes to the east of Little Thornage, with a ford where Riverside Road turns westwards. Today, most farm buildings in Little Thornage have been converted for residential use.

3.2 EARLY HISTORY

Human settlement in the area dates from the Neolithic period, with evidence of human activity illustrated by chipped axeheads, flint and a knife, as well as pottery. The area was inhabited during the Bronze Age, evidenced by the presence of ring ditches as well as assorted artefacts such as axeheads and other tools. Whilst structural remains have not been found from the Iron Age or the Roman period, pottery fragments, jewellery and coins have been found from both periods and a male burial site has been found in the parish from the Roman period.⁰⁴

Letheringsett was recorded in Domesday Book (1086) as 'Leringasetta'; the entry records 18.5 households and two owners, Walter Giffard and Oslac of Letheringsett.⁰⁵ It also records a mill; a later mill remains on the site today. The name of the settlement is thought to derive from the Old English for 'Leodhere's Fold'. Following the Norman Conquest, a Norman called Grimbald acquired Thorpe besides Letheringsett. He had three sons, one of which, Edmund, became the rector of Letheringsett. Their descendants took the name Jordan and this family owned Letheringsett and resided at the main manor, the Old Hall, until the fifteenth century. The Old Hall was most likely on the position of Hall Farm, which survives today to the north-east of the church with fabric dating to the early seventeenth century.

3.3 MEDIEVAL

The parish church of St. Andrew dates back to the eleventh and fourteenth centuries. The round west tower is the earliest fabric, dating to the Norman period, except the windows at the top, which date to the fifteenth century. Round towers are prevalent in Norfolk as the shape of local flint pebbles and hewn stones lend particularly well to round towers as opposed to square corners.⁰⁶ The tower arch with grotesque figure corbels and the arcades between the nave and aisles, probably date to c.1300.⁰⁷ The clerestory and aisle windows date to the fifteenth century.

In the early fourteenth century, Peter le Povere, whose family were from Stody, came to live in Letheringsett at the Old Hall. Le Povere appears to have been a controversial character, against whom a number of complaints were lodged including his rumoured breaking into the house of the treasury at St. Albans Abbey and carrying away goods and writings, as well as breaking into Edgefield Hall and felling trees and fishing fishponds.⁰⁸

The Lavile family married into the Curson family in the fifteenth century. The Cursons were seated at Letheringsett for several generations, after which the estate passed to the Heydon family. Each of these families lived at the Old Hall.



3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

Thomas Kinge, who became the rector in 1623, bought and lived in the Hall, which was on the position of the present Letheringsett Hall. It was used as the parsonage for the larger part of the seventeenth century. The Bond and Donne families owned the Hall for the rest of the century.

Glaven Farmhouse in Little Thornage dates from the late seventeenth century, making it one of the oldest buildings in the parish. It passed through the hands of the Girdlestone family and then the Burrell family in the seventeenth and eighteenth centuries.

There are several other historic farm buildings dating from this period and pre-dating the Tithe Map of 1834, including Riverside Farm on Riverside Road (dating back to the early seventeenth century), Hall Farm (house built around 1600) and Meadow Farm on Blakeney Road (dating from the late sixteenth and seventeenth century).

3.5 EIGHTEENTH CENTURY

Early in the eighteenth century, John Brereton of Brinton bought the Hall and the brewery opposite; it is thought that he began the brewery business as his eldest son (also John) is described as a brewer in 1715.⁹ The Brereton's may be responsible for the south front of the Hall, which resembles nearby Holkham.¹⁰ John Brereton acquired the mill in c.1721 and most likely combined milling with brewing.

The brewery and the watermill, which was described as in ruins, was sold to John Priest of Sherringham in 1754, who also acquired the Hall. Priest reportedly rebuilt the watermill, which had burnt down in 1720, before bankrupting himself. It is also possible that Priest was responsible for the south front of the Hall, which may also have contributed to his insolvency.¹¹ Both the brewery and watermill passed to William Colls of Letheringsett in 1756, a prosperous Quaker who owned properties at Holt, Blakeney and Thornage. Richard Rouse purchased the mill in c.1777 and built the Mill House in c.1800, which remains today as

Glavenside.¹² The Hall passed to Edmund Senkler of Barwick in Brakes and his son, Charles, sold to Henry Hagon. At this stage, the Reverend John Burrell, rector of Letheringsett, owned the farm at Little Thornage.

The Girdlestone family acquired the Old Hall at Letheringsett in 1724, following this it passed James Hewitt whose family were connected with the Girdlestons.¹³ In 1800, Hewitt's son sold the Old Hall to William Hardy.

William Hardy bought Letheringsett Hall in 1780. He also bought the brewery and 50 acres of land. He and his son, also William Hardy (Junior) developed a flourishing brewing business. William Hardy Senior determined to make good use of waterpower for his malting business and to provide pumped household water. However, he was not able to build a dam, which would have held up the outflow from the Domesday mill, so instead deepened the river below the brewery mill wheel, creating a waterfall just north of the road bridge. His son, William Hardy Junior, succeeded his father and acquired the Hall and the main estate in 1797.



One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Letheringsett as a relatively small settlement on the Blakeney Road from Cley to Holt, via Glandford. The river Glaven is shown running through the settlement with a mill astride it to the south of the main development in Letheringsett. A cross indicates St. Andrew's Church at the centre of Letheringsett and annotations pick out a Hall, a parsonage and a brew office. The Hall, which is to the north-east of the church is most likely the Old Hall, now Hall Farm. What is now Holt Road had not yet been detoured in a loop around the Hall pleasure grounds. Little Thornage was a much smaller settlement, positioned around a small green to the south of Letheringsett at the junction of Thornage Road and Riverside Road.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre)



3.6 NINETEENTH CENTURY

The mill was rebuilt in 1802, having burnt down in 1754; this mill remains today and its waterwheel and driving mechanism survive.

William Hardy Junior carried out a series of developments in Letheringsett in the early nineteenth century, transforming the appearance of the village. He built malt kilns for the brewery in c.1800 and in c.1805 he dug a reservoir on high ground to serve the Brewery and built a tunnel under the main road to connect his front garden with the reservoir. He also diverted what is now the Holt Road in a loop around his pleasure grounds in front of the hall, formed out of newly acquired land from the rector where the parsonage once stood. The re-routing involved the demolition of part of the King's Head and the rebuilding of the present inn a little to the south.¹⁴ In accordance with this diversion, he also altered the road to the church, providing an access to the west rather than through his garden. He built three bridges over the Glaven; the one at Letheringsett dates to 1818. It is reputed to be the flattest bridge in the country, rising only 16 inches.¹⁵ He also carried out significant planting on the hills surrounding Letheringsett.

At the brewery, a tun room was built in 1814, which bears William Hardy Junior's initials and date. In 1823, a connecting range of buildings fronting the road was added to the north (this range later burnt down). Shortly afterwards, in 1827, a devastating fire struck the malthouse, which was reconstructed.

When Richard Rouse's son died in 1826, the mill estate was sold at auction and bought by William Hardy, who changed the course of the river below the mill (it formerly ran across what is now the bowling green at Glavenside).

William Hardy Junior also altered the Hall itself, the addition of the south front earlier in the century had made it T-shaped like many farmhouses in the area. In 1832 he rebuilt the old (north) part of the Hall in its entirety, which remains today. He built the stables and coach-house in c.1843. William Hardy Junior, who was a generous benefactor of the Methodist Cause and who financed the old and newer chapels in Holt, died in 1842.¹⁶ William H. Cozens-Hardy inherited following the death of Hardy Junior.

Tithe Maps provide a more detailed representation of the layout and landownership in Letheringsett and Little Thornage in the 1830s, which were situated in two different parishes (as they remain today). Since Faden's map, the open fields and commons had been divided and allotted, under the Holt and Letheringsett Inclosure Award of 1810.

The development in Letheringsett was concentrated around the Holt Road (now the A148), with more dispersed development off the Blakeney Road and outlying farms to the north and the south. The major landowners were William Hardy and James Cobon each with two to three hundred acres. Other landowners included Sir Jacob Astley, George Nathaniel Best, John William Burrell, Sir Richard Paul Jodrell and Elizabeth Wrench. The map marks the Hall in its present position and William Hardy Junior's recently added stable range. It also shows that since Faden's map, the main road (now Holt Road) had been diverted into a curve around Hardy's recently acquired land. The map illustrates the expansion of the brewery site under the Hardy family, which now comprised a brewhouse, malt kilns and a tun house as well as a number of ancillary buildings. The reservoir serving the site is visible to the west. Another significant building, Letheringsett Lodge, is shown at the junction between Holt Road and Thornage Road; this building, one of the oldest dwelling-houses in the village, dates back to the sixteenth century.

To the south, Little Thornage had a couple of farmhouses with a few timber farm buildings, as shown on the Letheringsett Parish Tithe Map. The green was now occupied by a farm building. The Thornage Tithe Map shows the development on the south side of Riverside Road, which comprised a number of houses, mostly along the east side of the Thornage Road.



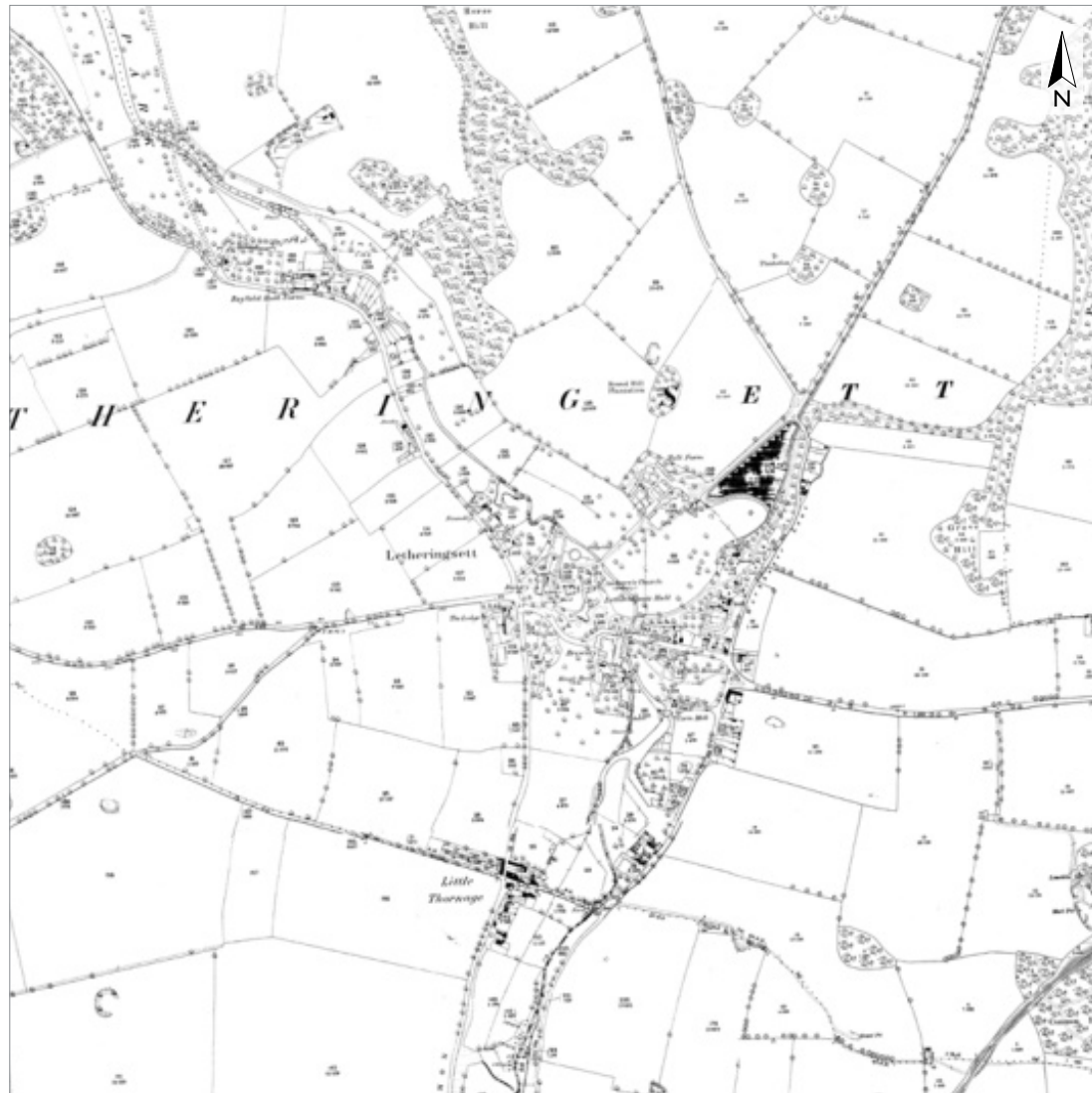
Tithe Map, Parish of Letheringsett, 1834 (Norfolk Record Office: DN/TA 53) ***permission pending***



Tithe Map, Parish of Thornage, 1838 (Norfolk Record Office: DN/TA 230) ***permission pending***

The 1881-1887 OS map provides the first geographically accurate illustration of Letheringsett. The map demonstrates Letheringsett's productivity and its self-sufficiency as a settlement, showing a broad range of building uses and industries. Annotations pick out important buildings such as Mill House just to the north of the corn mill and the King's Head Public House to the south of the brewery. A rectory had been built (in c.1835) just to the west of the church graveyard. The industrious nature of Letheringsett, centred around the river, is indicated by the various infrastructure for converting water to power such as sluices, hydraulic rams and fountains. Several farms had been extended in the late nineteenth century with the provision of new barns and outbuildings, for example Hall Farm and Riverside Farm. Terraced estate cottages in groups of three were built along Riverside Road in the early 1870s indicating the increase in estate workers and the industrial success in Letheringsett. Several small buildings and farm outbuildings had been added at Little Thornage since the earlier Tithes Map.

William Butterfield restored the church in c.1889 and built the gabled south porch under the patronage of Sir Alfred Jodrell of the nearby Bayfield Estate. Upon the death of William H. Cozens-Hardy in 1895, the brewery complex was sold to Morgan's Brewery of King Street Norwich, who used the site for the manufacture of soft drinks such as ginger beer.



1881-1887 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

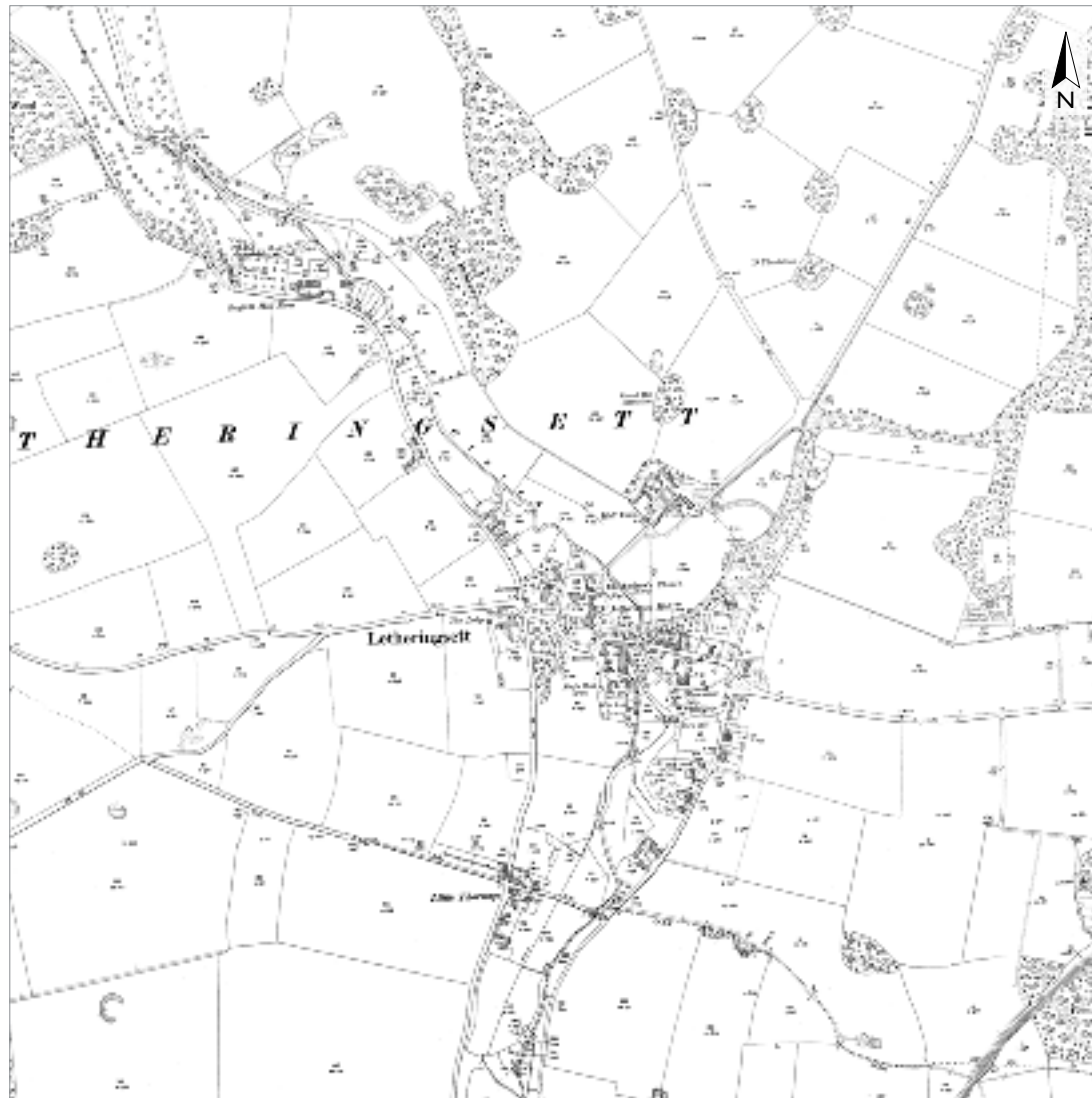
3.7 TWENTIETH AND TWENTY-FIRST CENTURY

The following photograph of Letheringsett Hall dating to c.1900 shows the classical south front (c. early/mid eighteenth century) and the pleasure grounds in front of the house, bound by a decorative metal fence. The Norman church tower is visible behind the Hall.

The early twentieth century OS map shows only minor change in Letheringsett: the Old Chapel was built on the west side of Riverside Road and Hall Cottages were built to the north of the Hall. A new sluice was marked and two extra footbridges added over the Glaven. Little Thornage too only saw minor change to the arrangement of buildings on the east side of Thornage Road.



South front of Letheringsett Hall and the Norman church tower, c.1900 (Norwich Heritage Centre: C/LET 17789) ****permission pending****



1905-1906 1:2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

The early twentieth century saw the construction of the Village Hall (1910) just to the east of the junction between Workhouse Lane (now Garden Lane) and Holt Road (currently just outside of the Conservation Area boundary). During the First World War, the Mill House was used as officers' quarters and later as a Red Cross hospital.

The photograph below shows a view from William Hardy Junior's 1818 bridge looking east along the Holt Road with terraced cottages on the left-hand side, which pre-date the Tithe Maps (1834 and 1838).



*The Village, Letheringsett, c. early/mid twentieth century (Norfolk Heritage Centre: C/LET) **permission pending***

In the 1930s, the brewery site was being rented by Warne & Bicknell, a motor haulage firm, when the brewery building was burnt in 1936, causing it to be pulled down. The brewery lost its north range fronting the road and its original L-shaped outline.

In 1936, a fifth bay was added to Letheringsett Hall and the tower was extended by John Page for the Cozens Hardy family.

From the mid twentieth century to the present, the settlements of Letheringsett and Little Thornage have expanded around the peripheries, particularly along Riverside Road and Thornage Road in Letheringsett, and Thornage Road and the road linking the Holt Road and Riverside Road in Little Thornage.



View of the south end of the brewery and maltings showing the River Glaven in front, 1946 (Norwich Heritage Centre: C/LET 22474)



The mill was restored from 1982 when all working parts were overhauled. The building received the Graham Allen Award for Conservation in North Norfolk District in recognition of its high standard of workmanship.

The Letheringsett Estate was sold by the Cozens-Hardy family in 1992 to Robert Carter (except the pub and mill). Upon failure of Carter's scheme to convert the brewery to multiple dwellings, he sold the site to another developer, from which point the brewery became empty and slowly deteriorated. The brewery site has since been restored and converted for residential use, with part of the malthouse as a holiday home.

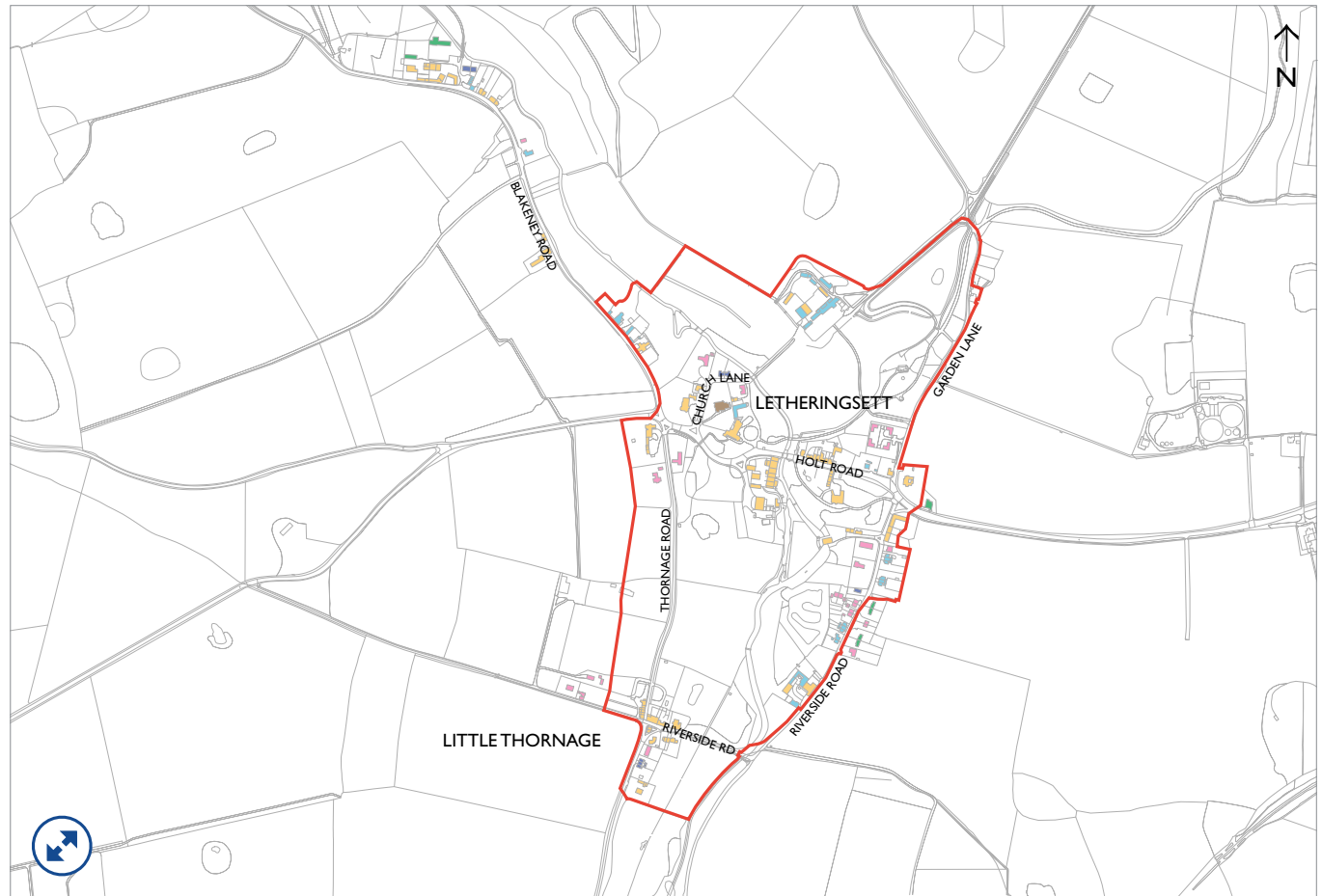
The Hall became a care home, which it remains, and the mill still functions, making and selling flour in the traditional manner and demonstrating to visitors.

Today Letheringsett forms part of the Letheringsett with Glandford civil parish, including the village of Letheringsett along with the hamlet of Glandford. Little Thornage is part in Letheringsett with Glandford Civil Parish (buildings on the north side of the green), and part in Thornage Civil Parish (buildings on and to the south of the green).

KEY

- Conservation Area Boundary
- 11th and 14th Century Church Fabric
- Pre-1834
- 1842 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1950
- 1950 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Letheringsett and Little Thornage. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.



Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Section 4

Character Assessment

This section describes the elements of the Letheringsett and Little Thornage Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

Contents

[4.1 Location and Topography](#)

[4.2 Setting and Views](#)

[4.3 Townscape, Spatial Analysis and Greenery](#)

[4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The Conservation Area covers most of the village of Letheringsett, except for a spur running north up Blakeney Road, plus the hamlet of Little Thornage close by to the south. It is located 1.5 miles west of Holt, 24 miles north-west of Norwich and approximately 4 miles south of the north Norfolk coast. Letheringsett is located on the River Glaven, which passes through the Conservation Area from south to north. Riverside Road crosses the road at a ford, while a bridge also passes over the river on Holt Road.

The land slopes gently down towards the river bed on either side, while the land is generally higher at the northern end of the Conservation Area, sloping down towards Little Thornage. The area around the brewery and Mill is set within a dip where the road winds up away from the river to the east and north-west.

The ecology of the locality is a key part of its special interest, which encompasses the rich habitat of the River Glaven. Letheringsett and Little Thornage are located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁷ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Letheringsett and Little Thornage the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape and Settlements

Letheringsett is generally surrounded by agricultural land, some arable and some used for pig farming. This land consists of open fields bound by hedges and trees, interspersed with small copses and woods. Generally, because of the topography of the landscape, with Letheringsett partly set in a dip, the agricultural landscape is visible in the setting of the village from a relatively limited number of places, such as to the east of Garden Lane, around Hall Farm to the north and on both sides of Thornage Road. Further south in the Conservation Area, towards Little Thornage, the land becomes flatter and the open fields are more prominent in the setting of the hamlet.

To the north is the more formal landscape of Bayfield Hall, where the parkland has been set out with driveways and a lake (under which the River Glaven passes) around the eighteenth century house.

The River Glaven runs through Letheringsett. The river plain is denoted by a greater level of vegetation and trees growing along the river bank. The river has its source at Baconsthorpe and leads through the Glaven Valley to the sea between Cley-next-the-Sea and Wiveton.



Letheringsett is one of several villages set on the River Glaven and one of the few which has a former water mill building surviving. 16 mills were recorded on the river in the Domesday Book of 1086 and milling was a key industry in the Glaven Valley until recent times, when it died out in the twentieth century, leaving only five mill buildings surviving. Letheringsett Mill is the only one still in use today. Milling shaped the course of the river, with sections straightened and deepened to enhance water flow (though some areas have been re-meandered in the twenty-first century), and mill ponds created through the insertion of dams. The river at Glandford is one such section where the water course has been manipulated to divert the water course to the mill building and form a mill pond.

Letheringsett lies close to Holt, the principal market town in the locality, which has long been a hub for commerce and is the largest nearby settlement.



Rolling agricultural landscape to the north of Letheringsett



4.2.2 Views into and within Conservation Area

The topography of Letheringsett means that there are limited long distance views into the Conservation Area from the surrounding landscape. The church tower is just visible from Wall's Lane to the north-east when travelling down the hill towards Letheringsett (View 01).

Within the Conservation Area some of the key views are around the brewery on Holt Road, where there is a concentration of larger scale buildings, such as Letheringsett Hall (view 02), and the Kings Head public house. These larger buildings are complimented by a green setting and open space of a field and the river bed stretching out to the south (view 02). As the road sweeps down in a curve from west to east the brewery is a key focal point in views moving along the road (view 04). Moving further east on Holt Road, the view is channelled first by the narrowing of the bridge and then by the row of cottages alongside the road, with a wall on the opposite side (view 05), until the road opens up wider to the east giving more of a sense of space. The same effect of channelling is obtained moving east to west on Holt Road (view 06).

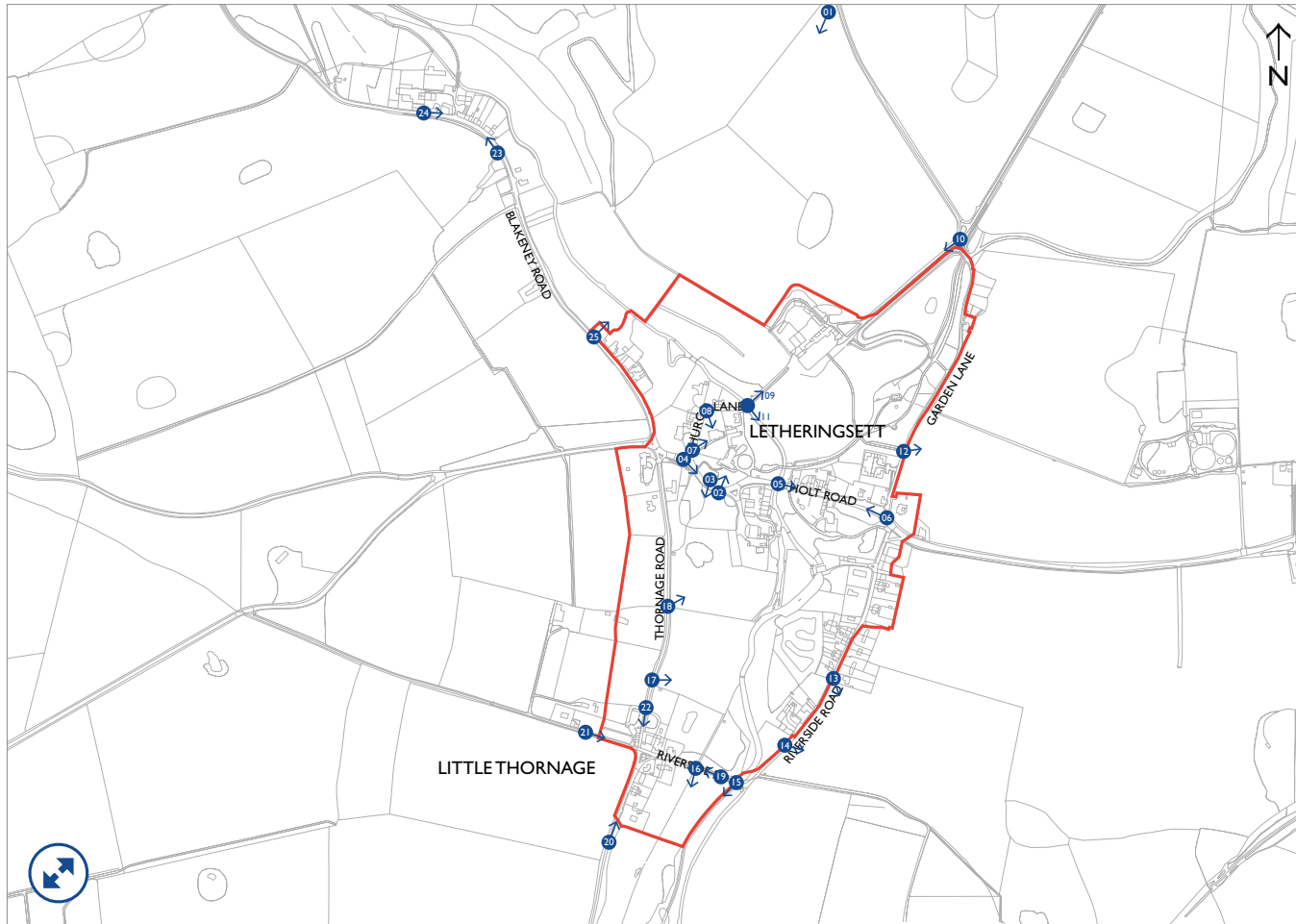
Views of the church at Letheringsett are limited within the Conservation Area because of the large mature trees in the churchyard. However, the church tower is an attractive feature in views within the churchyard itself (view 07) and from Church Lane (view 08). From Church Lane there is also a view of the buildings at Hall Farm across fields (view 09), plus another view of the farm complex from the gates on Wall's Lane (view 10). Views of the River are also afforded from the bridge linking Church Lane to the Hall Farm site (view 11). These views have a more formal feel as the River lies adjacent to well-manicured gardens.

Views out of and within the Conservation Area across wide open fields are quite dramatic, such as eastwards from Garden Lane (view 12), and south-east and east from Riverside Road (views 13 and 14). Some views across fields also encompass the natural riverbed such as on the east-west section of Riverside Road

looking south (views 15 and 16) and looking east from Thornage Road (views 17 and 18). The lush greenery and trees denote the position of the river in these views. The latter views from Thornage Road also afford glimpses of buildings on Riverbed Road and of the Mill, King's Head and brewery buildings.

In Little Thornage the house on the former green is a focal point in views looking into the hamlet from the north, south, east and west, with other cottages framing views (views 19, 20, 21 and 22).

The gentle curve of Blakeney Road (outside the Conservation Area but proposed for inclusion: see section 8.3.8) allows pleasant views of the houses alongside the road as the viewer moves north or south (views 23 and 24). The river bed is also visible from Blakeney Road (view 25).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

View 01

View from Wall's Lane looking south-west with glimpse of the church tower in Letheringsett





View 02

View of Letheringsett Hall from Holt Road



View 03

View looking south from Holt Road across a field, with the trees on the left denoting the course of the river



View 04

View looking east down the sweeping road towards the brewery buildings



View 05

View looking east along Holt Road with the row of cottages channelling the view



View 06

View looking west along Holt Road



View 07

View of the church tower within the churchyard



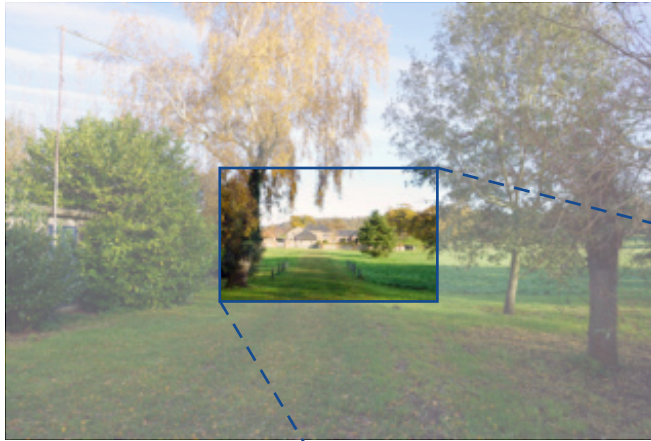
View 08

View of the church from Church Lane



View 09

View of Hall Farm from the bridge on Church Lane



View 10

View of Hall Farm from Wall's Lane entrance



View 11

View of River Glaven from the bridge on Church Lane



View 12

View over agricultural land looking east from Garden Lane



View 13

View looking south-east over fields from Riverside Road



View 14

View looking east over fields from Riverside Road



View 15

View looking south over the riverbed



View 16

View looking south over the riverbed



View 17

View looking east over fields within the Conservation Area from Thornage Road





View 18

View looking east over fields, towards the Mill, from Thornage Road



View 19

View looking west along Riverside Road towards Little Thornage



View 20

View looking north towards Little Thornage



View 21

View looking east towards Little Thornage





View 22

View looking south towards Little Thornage



View 23

View looking north along the Blakeney Road



View 24

View looking south along the Blakeney Road



View 25

View looking east from Blakeney Road across the river plain





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The main streets in the Conservation Area of Holt Road, Riverside Road and Thornage Road, form a rough rectangle, with other roads branching out from the Area at the junctions of these roads. Riverside Road, as evidenced by its name, follows along the eastern side of the river, while Thornage Road and Blakeney Road continuing on from this follow the meandering course of the river on its western side. Development in Letheringsett is concentrated around the Mill and Hall, with smaller houses on the surrounding roads. There are many plots which are undeveloped in the Conservation Area, being still used for farming or are part of the riverbed.

Larger buildings, such as the Hall, Church, Maltings and King’s Head, as well as a few other larger houses on Holt Road, Church Lane and Thornage Road, are set in larger plots with generous yards or formal gardens. Smaller houses are either detached or semi-detached and have small front and back gardens. Exceptions are a row of terraced cottages on the north side of Holt Road, which are set directly on to the street, and a few of the cottages in the northern cluster of buildings on Blakeney Road (currently outside the Conservation Area boundary).

Hall Farm is a large farm complex to the north of Letheringsett, with buildings set around yards. Smaller farm complexes are located at the south end of Riverside Road, north of the crossroads in Little Thornage in the northern cluster of buildings on the Blakeney Road.

4.3.2 Boundary Treatments

Most boundaries in the Conservation Area are in the form of hedges and trees, marking both field and property boundaries. Some field boundaries adjacent to roads have limited boundaries allowing views over the open spaces.

In Letheringsett there are more formal boundary treatments in conjunction with the hedges. Flint and brick walls bound several properties. Carved stone columns are used on the bridge on Holt Road, while stone dressings are also used on a bridge at the Church Lane entrance to Hall Farm, showing the status of these bridges.

One tall wall on the south side of Holt Road features a decorative flint and brick panel topped with a pediment.

Metal park style fencing is located around the churchyard, to the edge of some of the larger houses and entrances to Hall Farm. The churchyard also features an attractive wrought iron gate with finialled posts. Less formal timber post and rail fencing is used along the boundary of the field south of Holt Road and west of the Maltings Close boarded timber fencing set on top of the low wall around the Rectory on Church Lane and around part of the churchyard. There is also the occasional use of timber picket fencing.

In Little Thornage the boundary treatments are also informal, reflecting the more rural nature of the hamlet. Here hedges are mainly used.



Wrought iron gate to the churchyard



Flint walls and close boarded fence on Church Lane



Flint wall and metal gate to the churchyard



Flint, brick stone walls to a bridge leading to the south-west entrance to Hall Farm from Church Lane, with metal park fencing and gates



Hedges and timber post and rail fencing to Holt Road



Flint and brick wall to the Maltings site



Flint and brick walls with carved stone columns to the bridge on Holt Road



Decorative panel in wall on Holt Road



Hedges on Holt Road



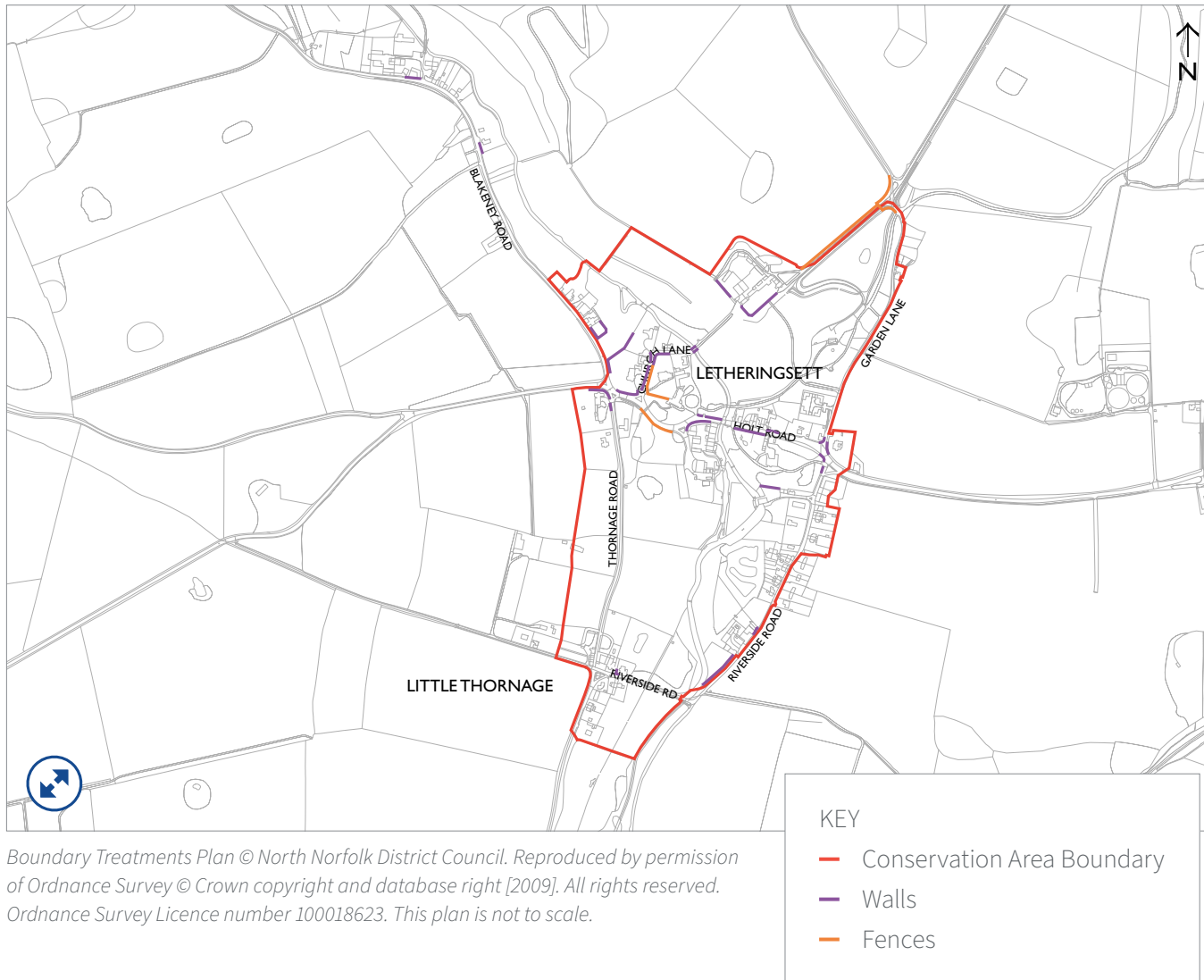
Flint and brick wall on Riverside Road



Riverside road leading into Little Thornage, lined with hedges and trees



Metal park fencing to the Wall's Lane entrance to Hall Farm



Boundary Treatments Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

4.3.3 Public Realm

Road surfaces are tarmac. On the main Holt Road this is more formal, with a pavement on one side and white road markings. On the other roads the surfacing is less formal, with very minimal road markings. This helps to reinforce the rural character of these roads. Grass verges by the sides of roads and pavements also add to this rural appearance. The only other road and path surfaces are bound gravel to Church Lane, and loose gravel to some driveways and to pathways in the churchyard.

Standard road signage is limited and mainly concentrated on Holt Road where there is the most traffic. It is sometimes of a smaller size than usual, for example small speed limit signs in Little Thornage. There is an attractive cast iron village sign for Letheringsett on Thornage Road. A finger post sign is used in Little Thornage, which has a more traditional appearance for the Conservation Area.

There are a few timber benches set throughout the Conservation Area, which is a good traditional material that blends in. There is one red post box in Little Thornage and one on Holt Road set into the wall of a cottage which is painted black and is sealed so no longer in use.



Timber bench at the junction of Holt Road and Riverside Road



Timber bench on Riverside Road overlooking the riverbed



Letheringsett sign on Thornage Road



Post box in Little Thornage



Black painted post box on Holt Road



Gravel path at the churchyard

4.3.4 Open spaces, Trees and Vegetation

Much of the Conservation Area consists of open space, with large gardens and fields interspersed between buildings. The open fields on the edge of the village also contribute to the setting of the Conservation Area. Fields also line either side of the river, except in the centre of Letheringsett where there is the concentration of Mill and Maltings buildings.

The churchyard provides another open space, set out with historic gravestones. A small cemetery is also located on the west side of Blakeney Road (currently outside of the Conservation Area). Both provide more formal public open spaces.

Road junctions often feature triangular grassed areas, which all add to the general green character of the Conservation Area.

As well as hedge boundaries discussed above, the Conservation Area is densely populated with mature trees, in private gardens, the churchyard, on field and property boundaries and along the riverbed. Trees within the Conservation Area are protected and prior notice is required for any works to them.

The river also contributes water to the Conservation Area and is a constant presence in the Area, seen from many places. A large lake (late-twentieth century) is located at the Wall's Lane entrance to Hall Farm, while there are also a few ponds in private gardens.



The churchyard



Cemetery on Blakeney Road (currently outside the Conservation Area)



Mature trees and hedges at the ford on Riverside Road



Large trees south of Holt Road, with Letheringsett Hall glimpsed in the background



Field looking across to the riverbed, lined with trees and vegetation, at the south end of the Conservation Area



Mature trees and hedge to Letheringsett Hall



Open Spaces, Trees and Vegetation Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY

- Conservation Area Boundary
- Open Space
- Water
- Trees
- Hedges

4.4 ARCHITECTURE

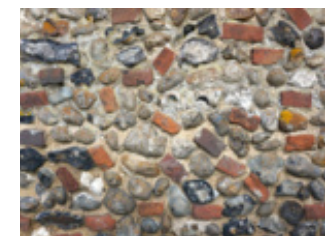
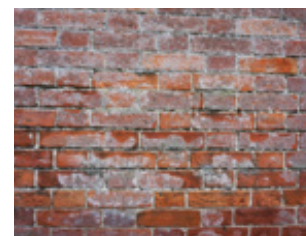
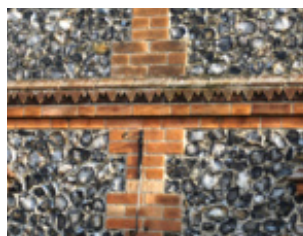
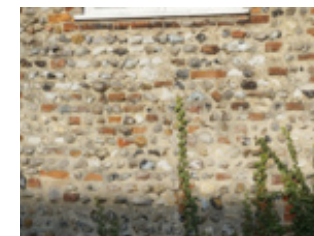
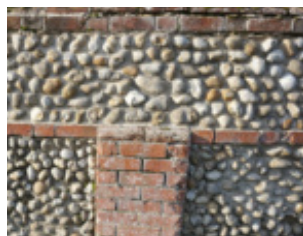
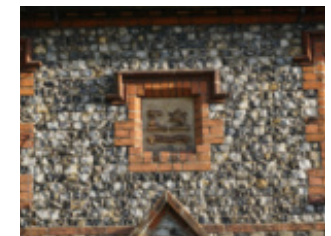
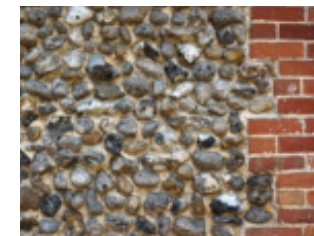
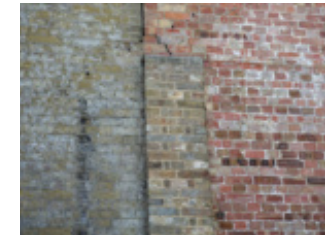
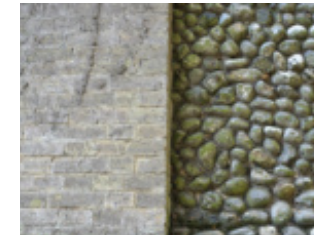
4.4.1 Materials

The traditional materials for buildings and walls in Letheringsett and Little Thornage are brick and flint cobbles, with red, or occasionally black, clay pantiles to roofs. Generally, the main face of the wall is in flint, with dressings in red brick. The brick is sometimes used quite decoratively, as hood moulds or string courses and cornices made with bricks set at an angle to create a zig-zag pattern. A few buildings have small terracotta decorative plaques.

Grander buildings move away from the use of brick and instead use stone for dressings and details. The church, the Rectory and Letheringsett Hall are all examples of this. The flint work on the church is also knapped in places rather than cobbles. Some of the smaller detached houses, which are more formal than the vernacular cottages, have wholly brick facades (either red or stock brick), as does the King's Head public house. There are a small number of rendered or painted buildings.

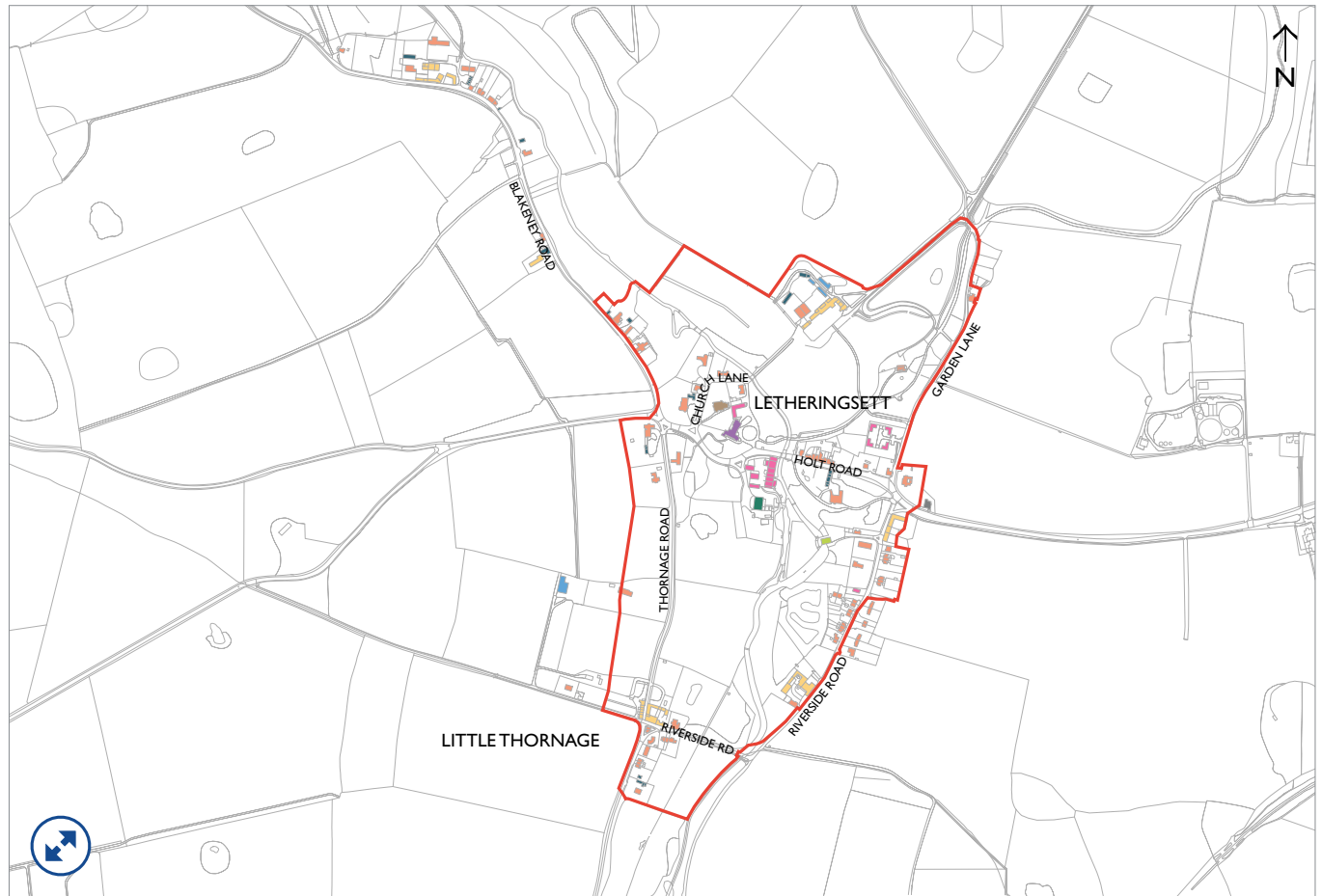
Historic doors and windows are timber, though there are a few examples of uPVC replacements (see section 7.2 for more details).

Materials Palette



4.4.2 Building Types and design

The majority of buildings within the Conservation Area are residential. Most of these are purpose built but some are converted agricultural buildings. On Garden Lane there are houses built into a former walled garden and the Maltings has been converted to residential use from the former maltings and brewery buildings. A Methodist Chapel on Riverside Road has also been converted to residential use. Letheringsett Hall, once a private dwelling, is now a care home. There are several other buildings with unique uses in the Area, such as the Church, the King's Head public house, and the Mill, the latter the only working mill left in the Glaven Valley. There are still a few farm buildings in agricultural use. However, most of the buildings have been converted to provide annexe, guest and office accommodation. There is a village hall on Holt Road (currently outside the Conservation Area).



Building Types Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY	
— Conservation Area Boundary	■ Care Home
■ Place of Worship	■ Public House
■ Residential	■ Mill
■ Agricultural	■ Agricultural
■ Converted to Residential	■ Garage/Outbuilding
■ Other Converted to Residential	■ Village Hall

The Maltings

The group of former maltings and brewery buildings on the Holt Road are key buildings within the Conservation Area, acting as landmarks along the sweeping curve of the street. They date from the late-eighteenth/early-nineteenth century. The buildings at the north end of the group are large in scale, of two storeys with few window openings onto the street, due to their industrial nature. Those to the south are one or two storeys, with linear footprints. The roofs on these ranges are long and linear with red pantiles. The roof on the former malt kilns block at the north end of the main range has a distinctive pyramidal roof topped with wooden cowls with lead bases and copper heads.

The buildings are mainly stock brick, with some areas of red brick and flint infills. The arched recesses on the west elevation of the tun house are distinctive in the streetscape. The brick is used to create decorative elements on the main buildings, such as a rusticated plinth and stepped cornice on the tun house and string courses on the malt kiln. The ranges to the south are more vernacular in character. The north elevation of the malt kiln features a stone plaque commemorating the presentation of a coronation clock in 1937; bells for this clock are located at the top of the elevation, with the clock face on the west elevation. A long, curved flint and stock brick wall lines the roadside.

Windows are mostly timber casements and doors, where visible from the road, are either timber or glazing in timber frames. One metal framed window is located on the west elevation of the former malt kiln.



Stone plaque commemorating the presentation of the Coronation Clock



Bells for the Coronation Clock on the north elevation of the former malt kiln



The north elevation of the tun house, with stock brick decorative details and arched flint recesses



The distinctive roof of the former malt kiln, with the Coronation Clock on the west elevation



The King's Head Public House

The King's Head, c.1805, lies to the south of the brewery/maltings complex. It is a two storey building, constructed in a Georgian style, with a regular symmetrical façade. It is of stock brick with a slate roof, featuring a recessed central bay entrance. The main door is timber, with timber sash windows to the building and four distinctive large lamps attached at first floor level.



The King's Head public house

Letheringsett Mill

Letheringsett Mill, constructed in 1802 and a key building in the history of the village, is a large-scale building located on the river. It is red brick with black glazed pantiles to the roof and metal framed multi-paned windows. The roofline has distinctive three small gables to the east and west elevations. Doors to the building are timber plank doors, except for a first floor taking in door on the east elevation which is panelled. Internally the waterwheel and driving mechanisms survive, having been restored to working order in 1983.



Letheringsett Mill, west and south elevations



Letheringsett Mill, east elevation



St. Andrew's Church

St. Andrew's Church is another landmark building in the village. It has a distinctive round tower, common in North Norfolk, and elegant knapped flintwork to the porch. Cobbled flint is used elsewhere on the building, with stone dressings. The roofs are partly lead and partly red pantiles. The building uses Gothic features typical of medieval churches, such as pointed arches to the doors and windows.

Letheringsett Hall

Letheringsett Hall is the largest dwelling in the village, with a grand and imposing front façade which features a large colonnaded portico with a deep cornice, in front of a symmetrical Georgian elevation. The building, 1809-32, is in stock brick, with stone dressings, with the ranges to the side and rear featuring flint, and slate roofs. Georgian timber sash windows are mainly used, though there are some casement windows and French doors on the west elevation.



St. Andrew's Church



Letheringsett Hall



West elevation of Letheringsett Hall, seen from the churchyard



Farms

Hall Farm is the largest farm complex in Letheringsett, with further smaller farms located on Riverside Road (Riverside Farm), at Little Thornage (Glaven Farm), and on the Blakeney Road (Meadow Farm and Home Farm). There are also a series of barns at the top end of Riverside Road.

The typical layout of farms is of long linear barns and other outbuildings arranged around courtyards, with the farmhouse set to one side. The farmhouses tend to be Georgian in style, though typically adapted from earlier buildings with the insertion of sash windows so they still have a vernacular character which melds with the character of the barns. The buildings at Hall Farm are the largest and most extensive, denoting the farm's importance as the manor farm.

Farm buildings tend to use the typical local materials of flint and red brick, with red or black glazed pantile roofs, though the farmhouse at Riverside Farm is rendered and painted, and parts of Meadow Farmhouse are also painted. Windows to farmhouses are timber, either sashes or casement windows. Doors are a variety of designs, though are timber, usually with some glazing to the upper half of the door.

Many of the farm outbuildings and barns have been converted into residential accommodation with the sensitive insertion of glazing into existing openings, such as into large doors at Pigotts Barn, or insertion of rooflights. Usually the style of these conversions

is traditional, though one in Little Thornage has been carried out using a modern style of glazing and weatherboarding, which is equally successful because of the high quality of the design.



Meadow Farmhouse, with Georgian sash windows inserted into an earlier building



Glaven Farmhouse in Little Thornage



Converted Pigotts Barn on Riverside Road



Converted barn in Little Thornage, using a modern style



Large scale buildings at Hall Farm



Converted barn at Home Farm

Houses

Houses within the Conservation Area range from small vernacular cottages to larger grand Georgian Houses. Cottages are either detached or semi-detached, though there is a row of terraced cottages on Holt Road, and they are concentrated on Holt Road, Riverside Road, in the southern half of Little Thornage and along the Blakeney Road, though there are also some on Church Lane and Garden Lane. The larger houses are detached and a located at the junctions of Church Lane, Holt Road and Thornage Road, with some at the east end of Holt Road and one further south on Thornage Road.

The larger houses are Georgian in style, typically with symmetrical facades and timber sash windows. They vary in materials, such as stone and flint at the Old Rectory, red brick to The Red House on Holt Road and painted render on Holt House, also on Holt Road. They mostly have black pantile roofs: a use of the vernacular tile type rather than the more sophisticated use of slate.

Older cottages are vernacular in character, smaller in scale, with small casement windows and simple timber plank doors. They are flint and red brick, with red pantiles. The two small cottages, now converted into one dwelling, on the former green at Little Thornage, are prominently situated and have an unusual wedge-shaped footprint, making them something of a local landmark.

Later cottages have been designed with more

decorative features. Red brick has been used to create details, such as string courses, hood moulds and cornices, with date plaques on some houses. Some windows are more elaborate, with pointed arch details to the glazing bars. Several of these are estate cottages and form a group (Nos. 1-6, Hobbs Cottage, Middle Cottage and Honeysuckle Cottage Riverside Road). One house on Blakeney Road has distinctive Dutch gables and forms a group with buildings constructed in Glandford to the north in 1899-1906 by Sir Alfred Jodrell as a model village.

Atypical within the Conservation Area are houses built within the former walled garden for Letheringsett Hall. Four 'pavilions' have been constructed in the four corners of the garden, with windows inserted within the walls and red pantile roofs projecting over it.

Another unusual design is a pair of Arts and Crafts style cottages on Church Lane, which features half-timbering to the rough cast rendered first floor. The houses feature gables and gabled dormers, with timber casement windows.

Modern houses in the Conservation Area are typically traditional in design, using flint, red brick and pantiles, though often have uPVC windows and doors.



The Old Rectory, an example of a grander house within the Conservation Area



The Red House on Holt Road



Arts and Crafts style houses on Church Lane



Row of cottages on Holt Road



Estate Cottages on Riverside Road



Modern cottages on Riverside Road



Vernacular cottages in Little Thornage



Cottage in Little Thornage with more decorative detail than the older vernacular cottages



Pair of cottages on Blakeney Road with Dutch gables, part of a group with buildings in Glandford



Cottage on Blakeney Road with attractive decorative glazing bars

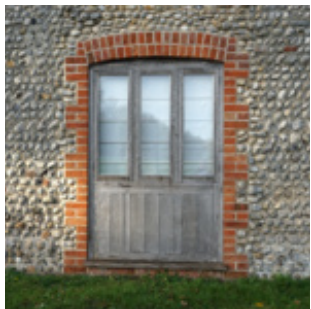
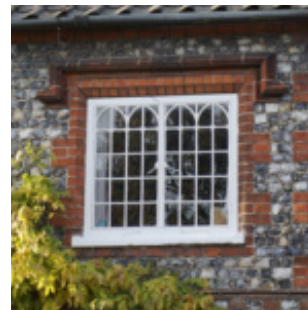


The Village Hall on Holt Road

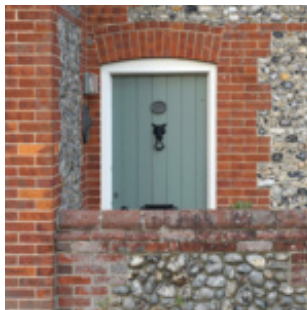
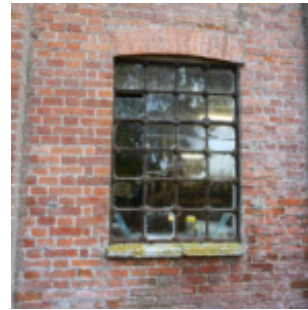
Village Hall

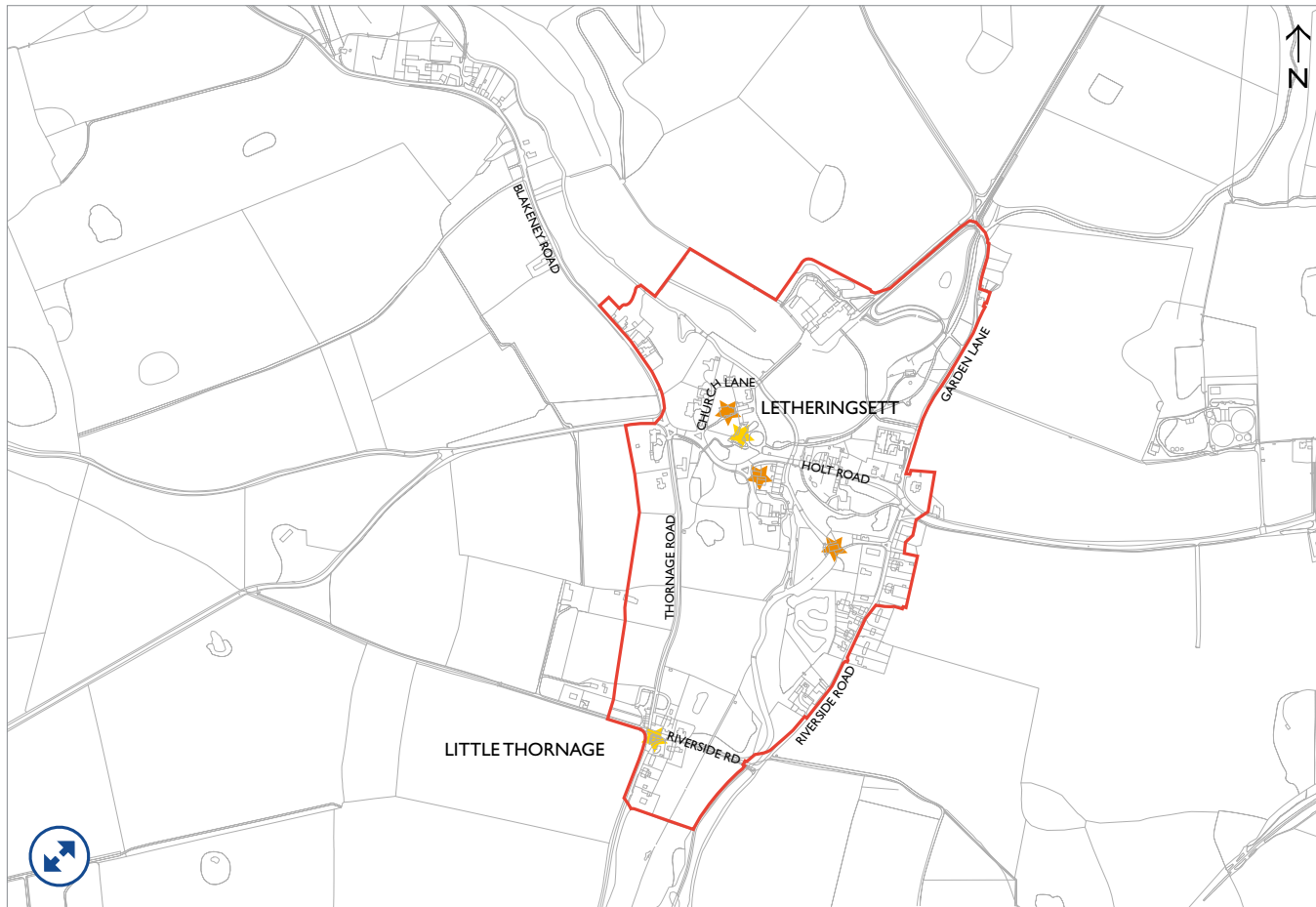
The Village Hall (currently outside the Conservation Area) is a single storey building, though with a tall pitched roof. Constructed in 1910, it uses red brick dressings in geometric patterns with flint to create a pleasing effect. The gabled porch has a double timber door, while the main range has large timber casement windows. There is a decorative red brick chimney.

Windows and Doors Palette



Windows and Doors Palette (cont.)





KEY

- Conservation Area Boundary
- ★ Major Landmark
- ★ Local Landmark

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Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on 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 Heritage Assets Plan](#)[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Letheringsett and Little Thornage Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed 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. 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 twenty-one Listed Buildings within the Conservation Area. These feature mainly along the Holt Road and Riverside Road, although there are some located away from the roadside, in the grounds of larger properties or farms. There is also one in Little Thornage. The Listed Buildings are a mixture of large and somewhat grand domestic dwellings, alongside malt kilns and brewery buildings, a bridge and church. The church of St Andrew and Letheringsett Hall are the only Grade II* listed properties within the Conservation Area, with the rest Listed at Grade II.

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 barn 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.¹⁸ 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.

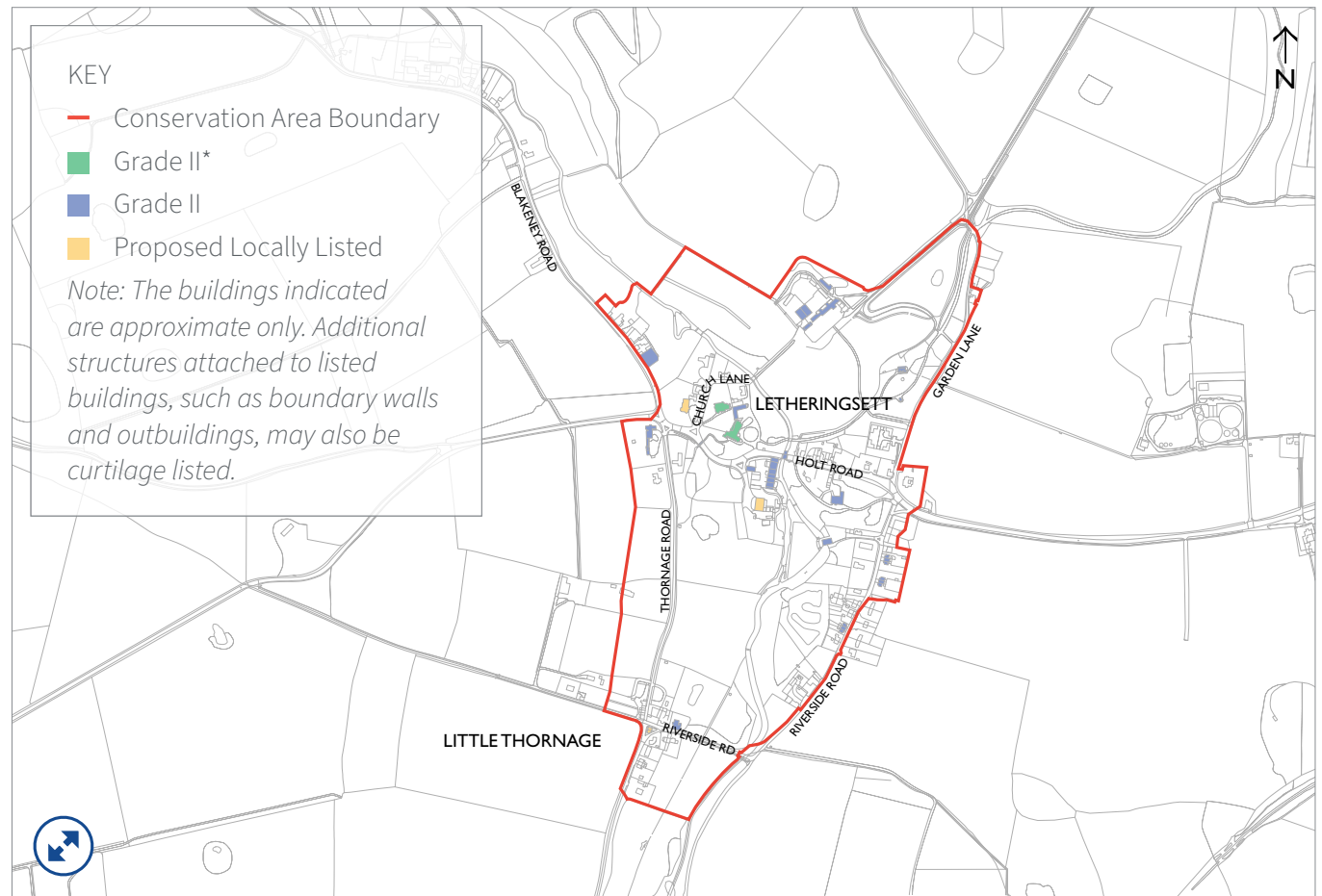
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property’s permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Letheringsett and Little Thornage 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

The following 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.



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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.¹⁹

The parish of Letheringsett with Glandford is situated to the northwest of Holt. They were originally two separate parishes until amalgamated in the twentieth century. Letheringsett is thought to derive its name from the Old English for ‘Leodhere’s Fold’. Both parishes have a long history and were well established by the time of the Norman Conquest, with details of their land ownership, and productive resources recorded in the Domesday Book of 1086. The earliest evidence of human activity found in the archaeological record for the parish dates to the Neolithic, consisting of chipped axeheads (NHER 11179), polished axeheads (NHER 23244, 28288), a flint flake (NHER 32856) and a knife (NHER 33566).

The Bronze Age is represented in the parish by several ring ditches (NHER 12793, 12825, 12826, 27944 and 32946) which have been picked up on aerial photographs, though none are visible from the ground. Assorted artefacts dating to the Bronze Age, such as copper alloy axeheads, rapiers and a chisel have also been recorded on the HER. Iron Age finds so far include pottery fragments (NHER 25863 and 25948), a brooch (NHER 33566) and an Iceni gold coin (NHER 28045).

There is no structural evidence for the Roman period within the parish, other than a roofing tile (NHER 33796), but there have been many finds including coins (NHER 21565, 25596, 29422 and 30017), brooches (NHER 20208, 34955), pottery fragments, a pendant (NHER 33796), nail cleaners (NHER 37193) and a harness fitting (NHER 29422).

The region has a rich assemblage of Saxon artefacts, including pottery fragments, a number of brooches (NHER 21565, 25860, 25863, 258045 and 36815), and a very important Middle Saxon copper alloy mount for a book cover or vessel with a circular domed glass insert (NHER 31596).

The medieval period is represented by coins (NHER 25863, 31596), brooches (NHER 25982, 29422 and 30017), pottery fragments, seal matrices (NHER 31167, 33566, 35447 and 35957), part of a papal bull (NHER 35957) and a gold ring (NHER 12255).

Post-medieval buildings in Letheringsett include Hall Farm (NHER 13448), north of Letheringsett, which consists of a farmhouse, saw mill and associated farm buildings. The house was built around 1600 and refaced in 1870. There are also two sets of nineteenth century stables, a nineteenth century granary, a goat house and a barn that was built in 1842. The saw mill was purpose built and contains a sawbench made in 1850.

Letheringsett Hall (NHER 6521) is a late eighteenth or early nineteenth century country house with associated building and structures including a pedestrian tunnel orangery, water system (NHER 6519) and a fountain (NHER 42796). Letheringsett Mill (NHER 6525) is a restored nineteenth century watermill. An earlier mill that stood on the same site burnt down in 1720 but was rebuilt by 1754. The 1754 building also burnt down and the present building was erected in 1802. The waterwheel and driving mechanism survive.

The Letheringsett brewery (NHER 6522) is an important eighteenth and nineteenth century brewer and maltings complex. The surviving buildings stand around a courtyard and include malthouse, a building containing two malt kilns a tun house, cart sheds and Glaven Cottage (the brewer’s house). The complex also had a waterwheel which was located in a tunnel passing under the malthouse and the cart sheds. The Lily Pond (NHER 44223) was originally dug for use by the brewery but also provided water to Letheringsett Hall. It was fed by a hydraulic ram (NHER 17280) in Letheringsett Park.



Section 6

Street-by-Street Assessment

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

Contents

- [1 Church Lane](#)
- [2 Blakeney Road](#)
- [3 Thornage Road](#)
- [4 Holt Road](#)
- [5 Riverside Road](#)
- [6 Little Thornage](#)
- [7 Garden Lane and Hall Farm](#)

6 Street-by-Street Assessment



Contents



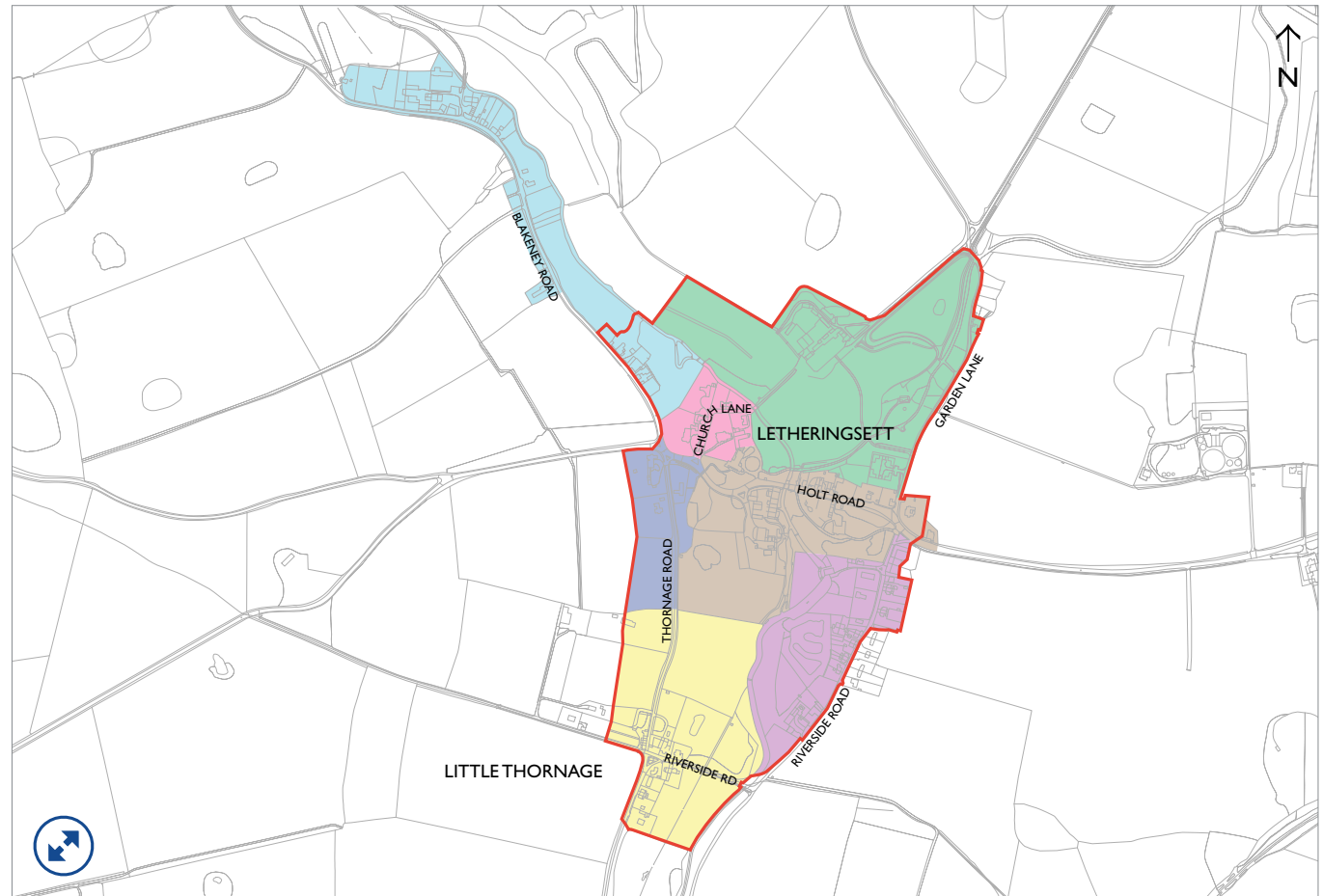
Appendices



Back

Each of Letheringsett and Little Thornage'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 Audit of Heritage Assets in [Appendix C](#).

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 and to the Audit of Heritage Assets in [Appendix C](#) for further details.



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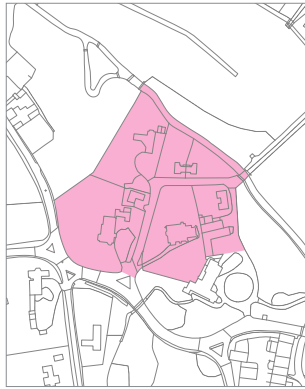
KEY

- Conservation Area Boundary
- Riverside Road
- Little Thornage
- Holt Road
- Church Lane
- Blakeney Road
- Thornage Road
- Garden Lane and Hall Farm



1. CHURCH LANE

Narrow, winding lane aligned north-south, then turns east-west and passes behind the Church of St Andrew. Enclosed on both sides by attractive flint wall and park fencing around the church yard. Mature trees overhang, with houses set back from the road, with clear boundaries and gardens.



Defining Features

- Church and churchyard main feature of street
- Large flint walled house (the Old Rectory)
- Mature hedges and trees line top part of road
- Road leads round to former service buildings of Letheringsett Hall
- Views at north end out towards Hall Farm across fields

Key Issues

- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II*

- Church of St Andrew

Proposed Locally Listed Buildings

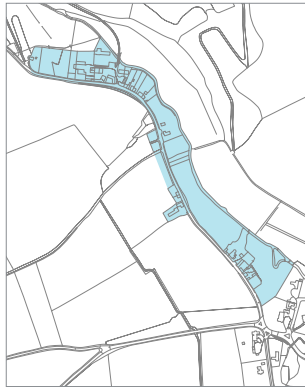
- The Old Rectory

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2. BLAKENEY ROAD (Currently partly outside the Conservation Area boundary)

North-west – south-east aligned country road, with open fields to the west and with sparse housing along the road to the east, backed by open fields and the riverbed. Mature hedgerows and trees line the road, with houses side to or set back from road.



Defining features

- Winding route
- The Old Rectory flint wall defines the top of the road to the east
- Red brick cottages line road
- At the southern end Meadow Farmhouse and associated buildings are main feature set very close to road, while at the northern end the group of buildings set on the curve of the road form an attractive group
- Opens up to open fields and riverbed both sides after Foundry House

Key Issues

- Busy and fast through road, no pavements
- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II

- Meadow Farmhouse

Proposed Locally Listed Buildings

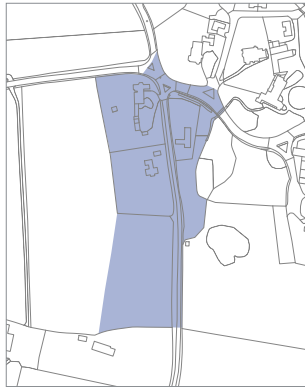
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3. THORNAGE ROAD

North-south aligned road, enclosed by mature trees and tall hedgerows which give enclosed, woodland feel with tree tunnel. Very rural. Only a few larger sized houses on this street.



Defining Features

- Rural, wooded feel
- The Lodge set back from road behind high red brick wall (house not visible from road)
- Views from the road out east towards the maltings site
- Cast iron Letheringsett road sign

Key Issues

N/A

Recommendations and Opportunities for Enhancement

N/A

Listed Buildings

Grade II

- Letheringsett Lodge

Proposed Locally Listed Buildings

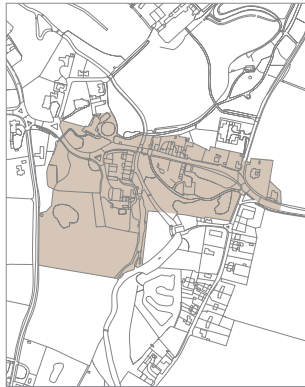
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4. HOLT ROAD

East-west orientated main road at the centre of the village. Variety of architecture along the road, from red brick and flint cottages lining the road, from red brick and flint cottages lining the road to a flint walled bridge, Letheringsett Hall and the Maltings and Brewery buildings. Mature trees populate both sides of the road.



Defining Features

- Bridge over River Glaven
- Letheringsett Hall a prominent, grand house
- Brewery and Maltings buildings prominent landmarks in the streetscape
- Winding road, partially lined with terraced cottages that front straight on to the road and flint walls
- Larger detached houses at the eastern end of the road
- Mature tree lined road

Key Issues

- Busy and fast traffic through road which feels dangerous as pavements are narrow
- Terraced houses fronting the street are dirty owing to emissions and dust from traffic flow
- uPVC window and door replacements to some historic houses
- Unattractive bottle bank at east end



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4. HOLT ROAD (CONT.)

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows
- Relocate or screen bottle bank
- Consider sensitive traffic calming measures to reduce the impact of fast moving traffic through Letheringsett

Listed Buildings

Grade II*

- Letheringsett Hall

Grade II

- Stables at Letheringsett Hall to north of house
- Tunnel at Letheringsett Hall under A148 road c. 50m south-south-west of Church of St Andrew
- The Tun House circa 25m west of the Malt Kilns and Brewery
- Malt Kilns attached Brewery and Glaven Cottage
- Bridge across River Glaven on A148 road
- Glavenside

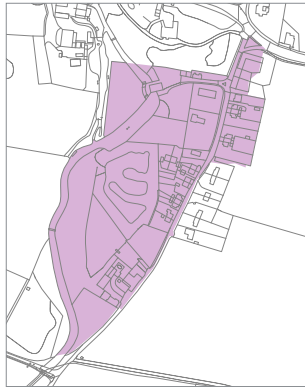
Proposed Locally Listed Buildings

- The King's Head public house



5. RIVERSIDE ROAD

North-south aligned road off main Holt Road. Mature trees and hedges line road, with flint wall and converted barn to the west. Semi-rural feel with mixed architectural styles of mainly cottages. Plots enclosed by garden fences and mature trees and hedges, leading to open countryside. Ford at south end.



Defining Features

- Piggots Yard Barn a large scale barn on the street frontage, prominent at northern end of the road
- Letheringsett Water Mill, set back from the road but a key building in the Conservation Area
- Attractive flint cottages set back from road behind small front gardens
- Small converted Methodist Chapel
- Mix of old and new houses
- Pleasant front gardens
- Farm complex at southern end of the road
- Ford at the end of the road

Key Issues

- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II

- 1, 2 & 3 Riverside Road
- 4, 5 & 6 Riverside Road
- Hobbs Cottage, Middle Cottage and Honeysuckle Cottage

Proposed Locally Listed Buildings

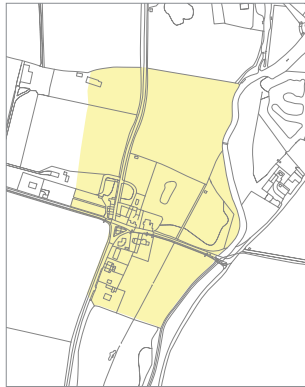
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6. LITTLE THORNAGE

Isolated rural hamlet made up of small flint cottages and converted farm buildings. The houses are enclosed by tall hedgerows and mature trees on the lanes leading up to the centre, although the hamlet is open and quite exposed. River Glaven to east.



Defining Features

- Next to floodplain of River Glaven
- Small flint cottages in clearing
- Honeysuckle Cottage on former green is a focal point
- Very rural
- Wooded lanes leading to hamlet in clearing
- Open fields in all directions

Key Issues

- uPVC windows to some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II

- Glaven Farmhouse

Proposed Locally Listed Buildings

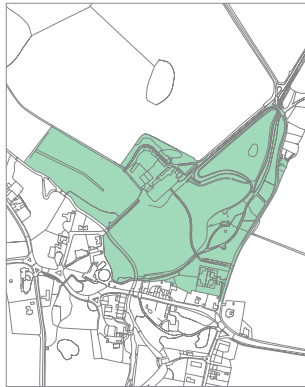
- Honeysuckle Cottage

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7. GARDEN LANE AND HALL FARM

Garden Lane leading north out of the village, with sparsely populated houses. Large Hall Farm complex set well back from the road along a straight track, set in open fields.



Defining Features

- Open fields providing views across them
- Converted walled garden at south end of Garden Lane
- Wooded areas along Garden Lane
- Distinctive straight track to Hall Farm, with smart metal park fencing
- Large complex of farm buildings, in flint and brick, some of a large scale

Key Issues

- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows

Listed Buildings

Grade II

- Summerhouse in grounds of Letheringsett Hall
- Fountain in grounds of Letheringsett Hall
- Hall Farmhouse
- Stables at Hall Farm c60m north of Hall Farmhouse
- Range of farm buildings of Hall Farmhouse comprising barn, machinery shed with turbine house, goathouse with granary
- Stables at Hall Farm c.10m south-east of Hall Farmhouse

Proposed Locally Listed Buildings

N/A

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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](#)

[7.4 New Development and Extensions](#)

[7.5 Tourism Holiday Cottages](#)

[7.6 Dark Skies and Light Pollution](#)

[7.7 Rural Character and Suburbanisation](#)

[7.8 Coastal and River Local and Climate Change](#)

7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. 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, which include:

- There is some ivy growth to some walls and buildings in the Conservation Area, such as on Church Lane and Riverside Road, while could threaten the walls' structural integrity if not controlled.
- Some gravestones in the churchyard have some ivy growth and/or are leaning slightly.

- Vegetation growth is also present on the top of the pedimented feature set into the wall on the Holt Road, which indicates the presence of moisture in the wall which will contribute to the decay of the brickwork.
- Some of the metal framed windows on the malt kiln and mill are rusting and bowed, and a small number have panes missing or broken.
- Some green staining on the mill indicates the presence of potentially leaking down pipe or hopper.
- A barn at Riverside Farm appears to be in poor condition, with parts of the roof missing.
- Some eroding brickwork on chimneys was noted.

The regular maintenance of buildings and vegetation growth would benefit the buildings themselves and the general appearance of the Conservation Area.



Ivy growth and leaning gravestones



Ivy growth to the churchyard walls



Ivy growth to a building could cause issues with structural integrity and encourage moisture into the building



Vegetation growth on the pedimented feature on Holt Road



Rusting window frame with glass pane missing



Rusting and bowed window on the mill



Barn in poor condition with parts of the roof missing



Eroding brickwork on a chimney



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 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. This has occurred on a few buildings within the Conservation Area. 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 and doors 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. Frames painted white or a light colour tend to be more appropriate than dark colours or stained wood.

Satellite dishes and multiple aerials positioned on roofs or facades visible from publicly accessible areas are visually intrusive. Pale coloured plastic downpipes are also visually intrusive. All downpipes should be black and ideally cast iron on historic buildings.

A bottle bank situated next to the village hall (currently outside the Conservation Area boundary) is utilitarian in appearance and would benefit from relocating or screening to reduce its visual impact.

Cement render has been applied to a pair of cottages on the Blakeney Road. Cement render, as well as cement pointing, reduces the breathability of historic buildings, trapping moisture which then affects the condition of the fabric. It also obscures original brick or flint finishes that are consistent with the character of the Conservation Area.



Inappropriate uPVC window



Inappropriate uPVC door



Unattractive bottle bank



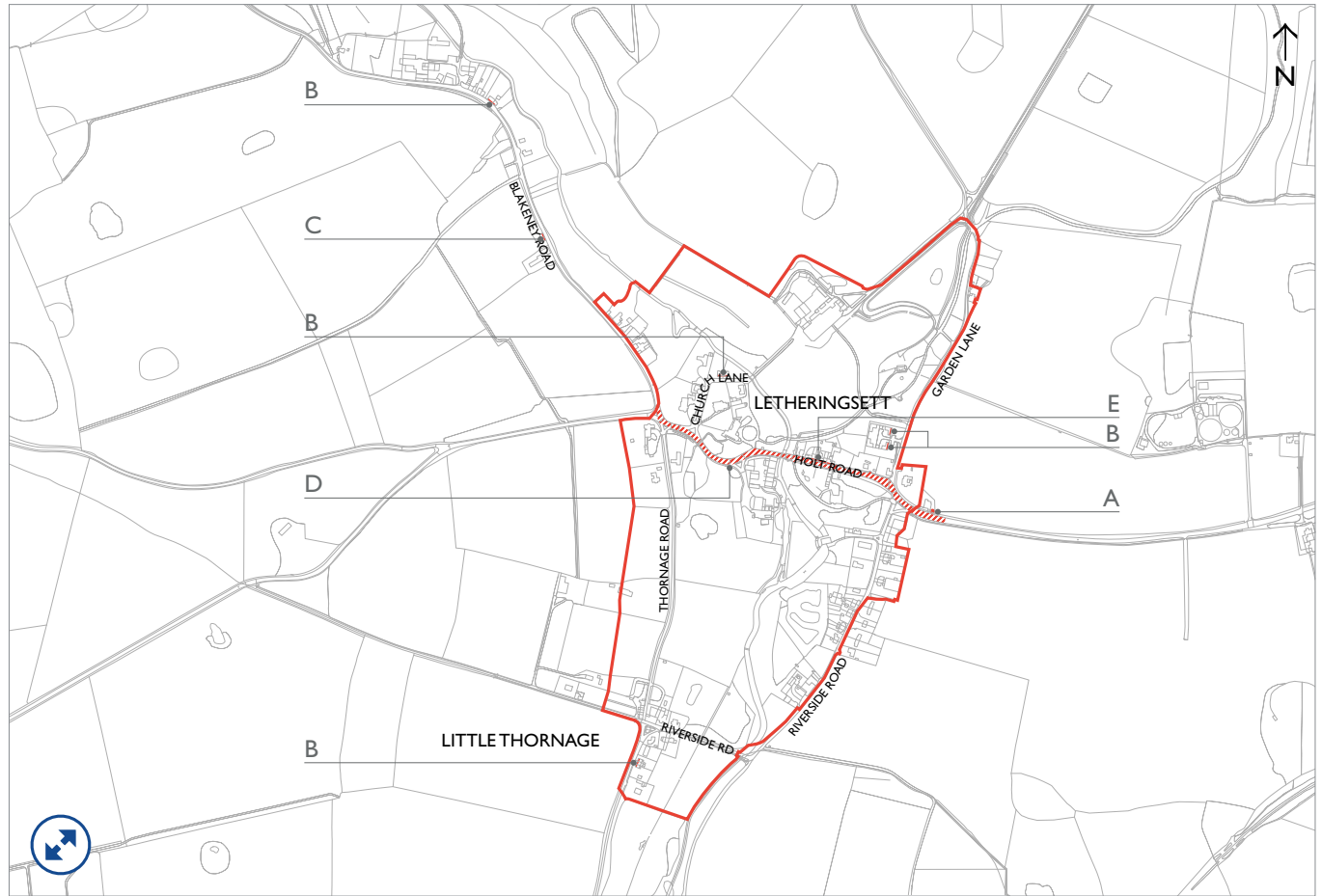
Though timber, the replacement windows do not have the original pattern of glazing bars and openings and the dark stained finish is not as appropriate as a light coloured paint. The image also shows a pale coloured plastic vent pipe



Cement render, satellite dishes and uPVC windows, all inappropriate additions (house currently outside the Conservation Area boundary but proposed for inclusion in section 8)

KEY

- Conservation Area Boundary
- // Negative Feature
- A Bottle bank
- B uPVC windows and/or doors to historic building
- C uPVC windows and doors, cement render and satellite dishes
- D Busy road with narrow pavements
- E uPVC windows and/or doors, plus dirty façades from traffic movement



Negative Features Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



7.3 TRAFFIC

Most roads within the Conservation Area are quiet rural lanes. However, the Holt Road running through the centre of Letheringsett is a busy through road from Fakenham to Holt, with traffic also joining the road from Blakeney to the north. The road is precarious for pedestrians, with no clear crossing point and in places very limited pavements. The busy flow of traffic also creates a noisy and disruptive atmosphere. The traffic also causes dirt to be thrown up on buildings and structures adjacent to the road, particularly the row of terraced cottages and the bridge adjacent to the maltings site. The stone plaque on the north elevation of the former malt kiln is also eroding, likely caused by a mixture of pollution and water being splashed onto the building by vehicles. While the amount of traffic is not likely to reduce, sensitive traffic calming measures could help to reduce the impact of traffic within the Conservation Area and make it a safer place for pedestrians.



Dirty stonework to the bridge on Holt Road, also showing the lack of pavement at this point on the road

7.4 NEW DEVELOPMENT AND EXTENSIONS

As pressure for housing increases there is a risk of the spreading the settlement edges of Letheringsett and Little Thornage into the landscape of the Glaven Valley. While some housing will be required this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. New buildings should be planned to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.



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. The converted barn in Little Thornage is a good example of modern design within an historic context.

However, there is a risk 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. 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.

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. The density and scale of buildings varies throughout the Conservation Area, with smaller buildings in Little Thornage and larger, smarter houses around Holt Road for example. A bespoke approach to context is therefore important when planning new development so that it accords with the individual characteristics of that particular part of the Conservation Area.

The same is true for extensions to existing buildings, which should normally be located to the rear of buildings or in locations out of sight from publicly accessible areas.

7.5 TOURISM AND HOLIDAY COTTAGES

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which would not be suitable in the Glaven Valley as they would cause visual harm to the setting of historic buildings and landscape. There may be pressure for more conversions of historic buildings into holiday lets if the demand for this type of rental spills out from the villages. Whilst holiday lets allow tourists to experience the North Norfolk landscape and heritage, as well as create some jobs and revenue, there is also a risk in terms of the hollowing out of local communities, especially in winter, creating a distorted population which undermines local services and pricing locals out of the area. Traffic levels will also increase with increased tourism demands.



7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. Letheringsett and Little Thornage are not far from the Wiveton Downs Dark Sky Discovery Site. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Letheringsett and Little Thornage at night.

7.7 RURAL CHARACTER AND SUBURBANISATION

Letheringsett and Little Thornage’s rural character is one of the things that make them so special. With the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area.

Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.

7.8 COASTAL AND RIVER LOCAL AND CLIMATE CHANGE

Letheringsett and Little Thornage lie on the River Glaven not far from the North Norfolk coast. 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.²⁰ 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.

More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,²¹ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mill, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. 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 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.

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



Appendices



Back

Contents

[8.1 Introduction](#)

[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)

1 Introduction

2 Summary of Special Interest

3 Historic Development

4 Character Assessment

5 Heritage Assets

6 Street-by-Street Assessment

7 Vulnerabilities and Opportunities

8 Management Plan

9 Further Information

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 the Letheringsett and Little Thornage 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 the Letheringsett and Little Thornage 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 Letheringsett and Little Thornage Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Letheringsett and Little Thornage is their 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.
- 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 scale and density of building between the core centred Holt Road where buildings tend to be larger and detached, and smaller detached, semi-detached or terraced buildings on peripheral roads and in Little Thorange.
- The rural character of the village should 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 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 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 agricultural and river setting of the village contributes considerably to its special interest and will be maintained.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Letheringsett and Little Thornage that is a fundamental part of its character, which includes predominately flint, red brick, and red or black glazed pantiles, complimented by some stone, lime render and slates. 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 in order prevent problems with condition and to rectify and issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the 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, as outlined in [Section 4](#), 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.

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.
- Patterns of flint and/or brickwork in buildings and boundary walls will 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 will be retained and preserved in situ.
- The rendering or painting of buildings within Letheringsett and Little Thornage is unlikely to be appropriate as the traditional materials which give the Conservation Area its character are red brick and flint, with stone. The use of render or paint currently are exceptions to the rule.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.

- 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.
- Historic gates, railings and walls will 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

Letheringsett and Little Thornage have 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.

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. 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. 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. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof 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.

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.

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 Letheringsett and Little Thornage 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 Letheringsett and Little Thornage 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 the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will 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 will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. 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.
- Modern additions, such as (but not limited to) solar panels, aerials or satellite dishes, should not be located on primary elevations or street frontages.

- Any modern materials added to a building should be high quality and sympathetic.
- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.

8.3.4 New Development

New development will be subject to national and local planning policies. It may take the form of replacement buildings or construction on undeveloped plots. 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 differentiation between parts the Conservation Area as a whole (for example, larger houses on Holt Road and smaller cottages in Little Thornage). 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 preminent 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

- The heritage impact of proposed new development will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, 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.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.



8.3.5 Public Realm and Green Landscape

Letheringsett and Little Thornage is a rural 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.

Current public realm features in the Conservation Area are minimal and in materials that are generally appropriate to the character of the area, such as timber benches. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Boundary walls are also a common feature in the Conservation Area, with low flint and brick walls enclosing plots, particularly around the Holt Road and Church Lane area. These form an important part of the streetscape.

The green spaces and trees within Letheringsett and Little Thornage provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area. The River Glaven is an important visual element, both in terms of views of the water itself and of the increased vegetation which lies along it and can be seen in views. It is also a highly important historical aspect of the village.

Recommendations

- Boundary walls and historic fences should be preserved and regularly maintained.
- There will be a presumption in favour of preserving the green spaces within the Conservation Area.
- Road markings will be kept to the minimum necessary and use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.
- Traditional materials for street furniture and signage should be used.
- Trees and planting will be maintained.

8.3.6 Setting and Views

The setting of Letheringsett and Little Thornage contributes to its special interest. The physical setting encompasses different types of landscape, including agricultural fields and the riverbed. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the former maltings complex, the church, the mill and Letheringsett Hall, will be preserved.
- Excessive use of external lighting will be avoided.



8.3.7 Traffic

The busy through road in Letheringsett detracts from the character of the Conservation Area and has limited pavements and crossing points for pedestrians. Damage could be caused to buildings which are located adjacent to the road by vehicles passing too close to them, such as the Listed bridge, former malt kiln and the row of terraced cottages. Measures to improve both public safety and the impact of fast-moving traffic would be beneficial to the character of the Conservation Area.

Recommendations

- Sensitively designed traffic calming measures should be considered to slow the fast-moving traffic on the Holt Road, including improved pavements and crossing points for pedestrians. Measures should include the minimum road markings and signage necessary for safety and would preferably be of a bespoke design to avoid harm to the Conservation Area.

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).

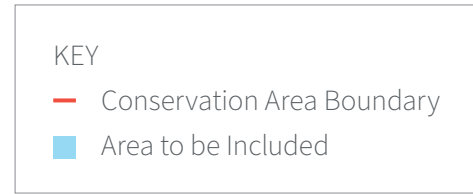
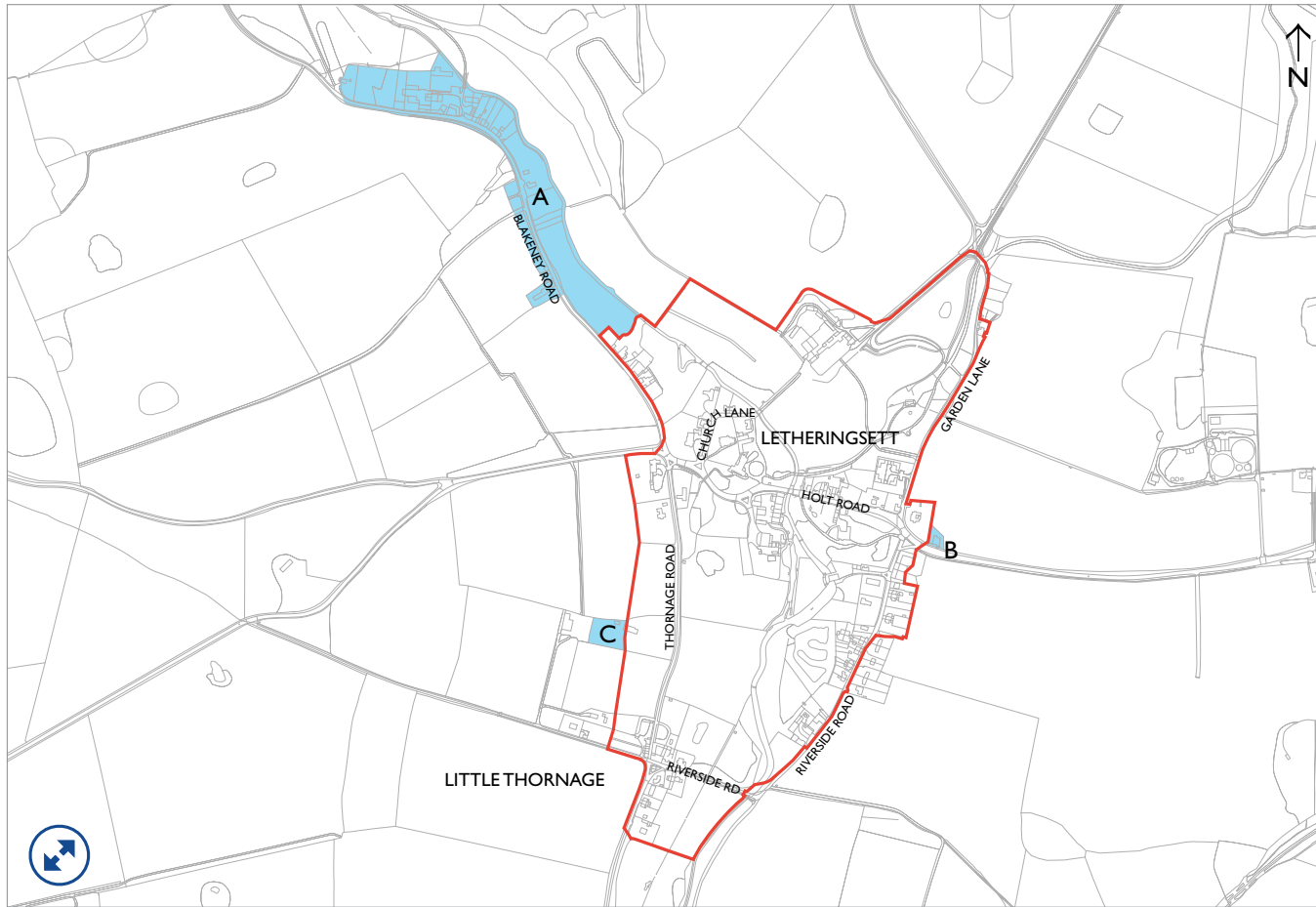
The boundary has been reviewed and proposed changes are detailed below and on the map on the following page. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Recommendations

- A To the north of the current Conservation Area boundary, on Blakeney Road, are a series of cottages and farm buildings that are currently within the Glaven Valley Conservation Area boundary. That Conservation Area is primarily characterised by scattered farms, former mills and large country houses. The smaller domestic

buildings on the outskirts of villages are typically more closely related to the character of the settlements, as is the case here. These buildings share similar characteristics in terms of scale, use and materials as the Letheringsett and Little Thornage Conservation Area, and forms an outlying group of cottages and farm buildings in the same manner as Little Thornage itself. It is therefore proposed that the boundary is redrawn to include the group of buildings along Blakeney Road.

- B The village hall is currently excluded from the Conservation Area boundary. This is an interesting part of the Letheringsett’s history, was built over 100 years ago and has formed part of the social life of the village since then. Its exclusion from the boundary appears to be an anomaly. It is therefore proposed to redraw the boundary to include the village hall.
- C Part of the boundary cuts straight across a large plot on the west side of Thornage Road, cutting directly through Waveney House. A more logical boundary would follow the plot line and include the whole of the house. It is therefore proposed to redraw the boundary around the edge of the plot for Waveney House.



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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.



Contents



Appendices



Back

The preservation and enhancement of the character, appearance and special architectural interest of the Letheringsett and Little Thornage 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: planning@north-norfolk.gov.uk

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/onlineapplications/>

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 for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

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.

Appendices



Contents



Appendices



Back

Contents

- [A Endnotes and Bibliography](#)
- [B Glossary of Terms](#)
- [C Audit of Heritage Assets](#)
- [D Full Size Plans](#)



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?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 05 <https://opendomesday.org/place/TG0638/letheringsett/>
- 06 C. L. S. Linnell, *Letheringsett with Bayfield Church and Parish*, p. 2.
- 07 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 43.
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- 09 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 38.
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- 11 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 155.
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- 17 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 18 See Historic England *Local Heritage Listing* (2016) for more details
- 19 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 20 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.
- 21 Holt-Wilson, 2014, p.8
- 22 The legal interpretation established in *South Lakeland DC v Secretary of State for the Environment and Rowbotham* [1991] 2 L.P.R. 97

ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 53 Letheringsett Tithe Map, 1834

DN/TA 230 Thornage Tithe Map, 1838

C/Sca2/164 Award of the Commissioners under the Holt and Letheringsett Inclosure Act, 1810

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, *Map of the County of Norfolk from actual survey*, 1826

Photos

C/LET Letheringsett photos



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Historic England, National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Open Domesday, Letheringsett, <https://opendomesday.org/place/TG0638/letheringsett/>

Glaven Valley Benefice, <https://glavenvalleychurches.org.uk/letheringsett-parish/>

LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990

Appendix B

Glossary of Terms



Contents



Appendices



Back

1 Introduction

2 Summary of Special Interest

3 Historic Development

4 Character Assessment

5 Heritage Assets

6 Street-by-Street Assessment

7 Vulnerabilities and Opportunities

8 Management Plan

9 Further Information

Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm²² (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

Appendix C

Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.



Contents



Appendices



Back



CHURCH LANE

Address / Building Name	Church of St. Andrew
Street-by-Street Area	Church Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1047927
Brief History	Church with 12th century nave and 13th century chancel. North aisle and chapel built 14th century, with 15th century tower. Knapped and cobble flint with stone dressings, lead sheet roof.
Brief Description	Flint church with round tower, dating to the 12th century with later additions. The round tower is Romanesque and features remains of the original double bell openings.



Address / Building Name	Stables at Letheringsett Hall to North of House
Street-by-Street Area	Church Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152235
Brief History	Stables and Coach House built 1843 for William Cozens-Hardy.
Brief Description	Gault brick and dark knapped flint, slate roof to front, pantiles to rear. Two single storeyed 5 bay ranges to west and north forming an L, attached at south to Hall. Central brick arch to stables doors, with Cozens-Hardy arms above, central wooden lantern with doveholes. Stables with original fittings.

Address / Building Name	The Old Rectory
Street-by-Street Area	Church Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	c1835
Brief Description	Impressive grey flint house with ashlar dressings and central porch. South elevation features double height canted bay window. Surrounded by high fence and mature gardens. Proposed for the Local List for its early 19th century date, impressive Georgian design, historic relationship with the church and prominence of position in the streetscape.



BLAKENEY ROAD

Address / Building Name	Meadow Farmhouse
Street-by-Street Area	Blakeney Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304844
Brief History	Farmhouse dating to the 17th and 18th centuries, formerly dated 1664 on gables with initials W/EM for Edward Worsley, Rector.
Brief Description	Flint and brick, black glazed pantiles gable parapets. Irregular plan. Main range of 6 bays plus chimney bays to left and right. Two storeys and attic, forward wing to front (south) bays 4 and 5, 19th century wing to rear.



THORNAGE ROAD

Address / Building Name	Letheringsett Lodge
Street-by-Street Area	Thornage Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049835
Brief History	House dating to 16th and 18th centuries. Iron letters JB on each gable for John Burrell (1734 – 86).
Brief Description	Flint with brick dressings, black glazed pantiles, T-plan. Front range facing north of 7 irregular bays, 2 storeys and attic having 2 ridgelines, bays mainly 3 – 5 mainly in brick forming a polygonal projection with polygonal roof.



HOLT ROAD

Address / Building Name	Letheringsett Hall
Street-by-Street Area	Holt Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049832
Brief History	Country house built 1809 (south front) and 1832 (north range).
Brief Description	Gault brick with green slate roof, wide eaves and irregular plan. South range of 4 bays and 2 storeys with additions to either side and rear. Principal façade to south: full height colonnade of 5 fluted and rendered Greek Doric columns, supporting wide Doric entablature with part returns to left and right.



Address / Building Name	Tunnel at Letheringsett Hall (under A148 Road c50m s/s/w of Church of St Andrew)
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373482
Brief History	Tunnel under road linking Letheringsett Hall with water supply at reservoir to south of road. Built 1805.
Brief Description	Tunnel giving direct access to south reservoir for water supply to Letheringsett Hall. North entrance of dark broken flints with embattled brick parapet; rendered arch with wave moulded jambs and round shafts, moulded arch with outer order of brick, stone hood mould. Keystone of both orders of classical bearded mask, triangular niche above.

Address / Building Name	The Tun House c. 25m west of the Malt Kilns and Brewery
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152290
Brief History	Dated 1814. Converted to residential use in recent years.
Brief Description	Storage building of former brewery. Brick and flint, hipped pantile roof with central lantern. Square, gault brick to west and south, rusticated bands to base, battered walls oversailing cornice. West façade with two semi-circular headed panels of pebble flint, string course at impost level to brick central and clasping pilasters. Cast iron plaque in central spandrel inscribed WH/1814 (William Hardy 1770 – 1842).



HOLT ROAD (CONT.)

Address / Building Name	Malt Kilns attached Brewery and Glaven Cottage
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049837
Brief History	Malt Kilns c. 1800 for William Hardy, brewery c. 1783 for William Hardy. Glaven Cottage originally 1792 for brewery clerk, renewed 1870 as brewer's cottage. Now converted for residential use.
Brief Description	Malt Kilns to north adjacent to road; gault brick with corrugated tiles, hipped roof with wide eaves; battered walls with clasping pilasters of gault brick, 2 panels of knapped flint to each of west and east facades. Clock of 1937 with a face on both east and west returns, chiming bells to centre north.




Address / Building Name	Bridge across River Glaven on A148 Road
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049836
Brief History	Bridge dated 1818.
Brief Description	Bridge designed by William Hardy of Letheringsett Hall. Cast iron and gault brick. Upstream and downstream facades: segmental brick arch of gault brick with stepped string above of dark glazed chamfered brick, parapet of fat cast iron balusters with cast iron coping between 2 oblong brick piers with double iron caps.


Address / Building Name	Glavenside
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304859
Brief History	Built c. 1800 with 1902 additions by E. Boardman.
Brief Description	House, former miller's house rendered and colourwashed, low pitched hipped slate roof with wide eaves. Principle façade to south: 3 wide bays with additions and wings to rear. 2 storeys. Sashes with glazing bars, wide canted bay window with flat lead roof of 1902 to ground floor left.


Address / Building Name	The King's Head public house
Street-by-Street Area	Holt Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1805, rebuilt by William Hardy Junior when he diverted the Holt Road around new pleasure grounds for Letheringsett Hall
Brief Description	Two storeys, three bays wide. Georgian style. Stock brick with slate roof. Timber sash windows and timber door with glazed upper panels. Recessed central bay. Proposed for inclusion on the Local List as a key social building within the village, for its elegant Georgian style and its link with William Hardy Junior.




RIVERSIDE ROAD

Address / Building Name	1, 2 and 3 Riverside Road
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304825
Brief History	Estate cottages dated 1870.
Brief Description	Flint with brick dressings, black glazed pantiles. Four bays plus set back bay either end with door. Gable parapets, axial stacks between bays 2 and 3, 3 and 4 in brick with oversailing cap and a thick cross in flint flushwork to each face. Casement windows with cast iron glazing bars having gothic heads.
	


Address / Building Name	4, 5 and 6 Riverside Road
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049839
Brief History	Estate cottages dated 1870.
Brief Description	Flint with brick dressings, black glazed pantiles. Four bays plus set back bay either end with door. Gable parapets, axial stacks between bays 2 and 3, 3 and 4 in brick with oversailing cap and a thick cross in flint flushwork to each face. Casement windows with cast iron glazing bars having gothic heads.
	

Address / Building Name	Hobbs Cottage, Middle Cottage and Honeysuckle Cottage
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1068824
Brief History	Terraced estate houses c. 1870 – 75.
Brief Description	Knapped flint with red brick dressings. Pantile roof with tiled coping to gable ends. Two symmetrical red brick axial stacks to right and left of centre.
	


Address / Building Name	Letheringsett Mill
Street-by-Street Area	Riverside Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049838
Brief History	Built 1802.
Brief Description	Working watermill. Four storeys in brick with black glazed pantile roof. Metal framed windows. Water wheel and driving mechanism survives internally.
	

LITTLE THORNAGE

Address / Building Name	Glaven Farmhouse
Street-by-Street Area	Little Thornage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152266
Brief History	Farmhouse built late 17th century.
Brief Description	Flint with brick dressings, pantiles, 2 cell plan with end internal stacks, 2 storeys and attic plus one bay to right of rear wing. Rendered plinth. Central porch rebuilt c. 20th century, rendered, pantiles, boarded gable with bargeboards, small 20th century light with glazing bars to right return.



Address / Building Name	Honeysuckle Cottage
Street-by-Street Area	Little Thornage
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early 19th century
Brief Description	Small cottage, formed from two cottages, built on a former green so the layout has an unusual wedge shape to fit the triangular plot. Red brick with a small amount of flint cobbles. Red pantile roof. Timber casement windows and plank doors. Proposed for inclusion on the Local List for its unusual plan form and prominent position at the centre of Little Thornage.



GARDEN LANE AND HALL FARM

Address / Building Name	Summerhouse in grounds of Letheringsett Hall
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152241
Brief History	Mid 19th century
Brief Description	Rustic summerhouse in oak with a reed thatched roof. Y-tracery window of curved oak branches, 15th-century glass removed c1958 to Church of St. Andrew.

Address / Building Name	Stables at Hall Farm c10 m south-east of Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152233
Brief History	Mid 19th century
Brief Description	Stables, single storey, 4 bays, uncoursed flint with brick cornice and dentil dressings, tarred slate roof, 4 windows with semi-circular heads and cast iron glazing bars.



Address / Building Name	Fountain in the grounds of Letheringsett Hall
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049833
Brief History	c1790
Brief Description	Stone, three dolphins supporting large fluted shell in circular pond.

Address / Building Name	Range of farm buildings east of Hall Farmhouse comprising barn, machinery shed with turbine house, goathouse with granary
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373481
Brief History	c1842 – c1852
Brief Description	Uncoursed flint with brick dressings, tarred slate roofs or animal sheds with pantiles. Windows of cast iron glazing bars and ventilation slits.



Address / Building Name	Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049831
Brief History	Early 17th century with additional range of 1874
Brief Description	Two storey with attic, flint rendered with pebbledash, red pantile roof.

Address / Building Name	Stables at Hall Farm c60m north of Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304889
Brief History	Early 19th century
Brief Description	Stables. Gault brick with corrugated tiles. Single storey with loft. 8 bays with two bays either end projecting forward.

Appendix D

Full Size Plans



Contents



Appendices



Back



1 Introduction

2 Summary of Special Interest

3 Historic Development

4 Character Assessment

5 Heritage Assets

6 Street-by-Street Assessment


7 Vulnerabilities and Opportunities

8 Management Plan

9 Further Information

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