

## THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2021

Summary: This report seeks approval to adopt the draft Baconsthorpe, Glandford, Hempstead, Holt and Letheringsett Conservation Area Appraisals along with the associated Management Proposals contained therein.

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

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

### 1. Introduction

- 1.1 At its meeting on 12 October 2020, Working Party approved the Draft Glaven Valley Conservation Area Appraisals (CAA's) for public consultation purposes. A six week period of consultation was undertaken from 01 February to 12 March 2021. As a result of the representations received from members of the public and interested bodies; the five CAA's have been amended and plans updated.

- 1.2 As resolved at the aforementioned meeting, the CAA's now come back to Working Party for consideration and final adoption by Cabinet.

## **2. Statutory Background**

- 2.1 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 2.3 The appraisal documents now being considered conform to current Historic England guidance (Conservation Area Appraisal Designation and Management 2019). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy Framework (2019). The District's adopted Local Development Framework (LDF) provides the local planning policy context.

## **3. What is a Conservation Area Appraisal?**

- 3.1 To assist in the preservation and enhancement of Conservation Areas and their settings, all Local Planning Authorities are required to review their Conservation Areas from 'time to time'. The preparation of Conservation Area Appraisals and Management Proposals is a key element in this process. They play a central role in the Council's efforts to safeguard the environment, which is one of the stated priorities of the Council in its Corporate Plan: 2019-2023.
- 3.2 Having a fully adopted Conservation Area Appraisal and Management Plan offers a number of potential benefits including: -
  - **As a tool to demonstrate the area's special interest.**  
This is particularly important when considering development proposals and as part of any appeal process or site allocation.
  - **As a method of community engagement**  
As part of the adoption process a period of consultation is held including a public meeting which enables active community engagement, encourages dialogue and most importantly buy-in from residents for the management of the area.
  - **As educational and explanatory tool**  
Appraisals acts as an educational tool informing users of the historic, social and architectural importance of the area. They help to explain to property owners, local business and inhabitants the reasons behind the designation
  - **As a method of understanding character**

Appraisals offer greater understanding and articulation of an areas character which will help the LPA form robust policies and planning decisions.

- **As a material consideration**

Once adopted, appraisals become a material consideration to the Secretary of State, including where urgent works are proposed to preserve unlisted buildings in a conservation area.

- **As a management tool**

The creation of management plans as part of the appraisal process can lead to important enhancements such as regeneration schemes but also smaller scale initiatives such as the addition of buildings onto the 'North Norfolk Local List'.

- **As a process of boundary review**

Most of the Districts CA's haven't been reviewed since the 1970's therefore the boundaries are often no longer relevant or are in need of some alteration to ensure they reflect what's on the ground.

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

4.1 A six week period of public consultation was undertaken from 01 February – 12 March 2021 and included:

- Posters distributed to Parish Councils.
- The CAA documents and associated material made available on the Councils website.
- Dedicated content created on the NNDC website introducing the work and explaining the changes.
- Press release to various media outlets.
- Council own social media campaign.

4.2 A total of 16 consultation responses were received from members of the public, parish councils and external consultees. These representations are summarised alongside the relevant LPA response and actions in Appendix 1.

4.3 All five documents have been reviewed and updated to take on board the comments received. This has included amendments to some CA boundaries, adjustments to wording, changes to local listings as well as photographic content.

#### **5. Management Proposals Overview**

5.1 Baconsthorpe – Boundary Review

5.1.2 To the south of the conservation area a series of fields are proposed for removal from the boundary because they do not provide key views and in order to provide more focus on built development within the conservation area boundary. The area proposed for removal from the CA can still be considered under the setting of the heritage asset and therefore still carries weight for the purposes of the NPPF. Changes have been

made to two small areas where the boundary cuts through buildings or does not include full groups of buildings, the changes are proposed in order to rationalise the boundary. An historic cottage to the east of the conservation area has been incorporated into the boundary, as it is of similar date and construction to many of the buildings within the conservation area. Similarly, a group of historic cottages at the corner of The Street and Hall Lane, that display similar characteristics to buildings within the conservation area have also been included within the boundary.

## 5.2 Baconsthorpe – Local Listings

5.2.1 Four structures within the Baconsthorpe CA are proposed for local listing:

- The Rectory, School Lane/Plumstead Road
- Wesleyan Chapel, The Street
- Ash Tree Farm, The Street
- Pitt Farm and Barns, The Street

## 5.3 Glandford – Boundary Review

5.3.1 Though there are some areas of open land in-between buildings and at the edges of the village these are limited and form an appropriately sized buffer to the built development. The land also encompasses the section of the river from the ford to the former mill, which is an important historic element of the milling history of the village. No major changes have been made to the built development of Glandford since the designation of the boundary. Therefore, the boundary has been reviewed and in Glandford no changes have been proposed.

## 5.4 Glandford - Local Listings

5.4.1 Thirteen structures within the Glandford CA are proposed for local listing:

- Manor Farmhouse, Blakeney Road
- Holbrook, Blakeney Road
- Nos. 1-8 Hurdle Lane
- Church House, Hurdle Lane
- The Shell Museum, Hurdle Lane
- Mill Cottages, Hurdle Lane

## 5.5 Hempstead – Boundary Review

5.5.1 The boundary has been reviewed. It currently covers all the historic development within the conservation area apart from the later houses on Chapel Lane. These are generally of lesser architectural quality than the historic buildings within the village and do not have the same historic value. Therefore, it is not thought appropriate to extend the boundary to cover these buildings, Green Farm to the north of the conservation area was considered for inclusion in the boundary, however, there is some distance separating the farm from the village, as well as the farm already being within the Glaven Valley Conservation Area which surrounds the village. Farmsteads are a key feature of the Glaven Valley Conservation Area and it is therefore concluded that it would be more appropriate to leave Green Farm out of the Hempstead boundary.

## 5.6 Hempstead - Local Listings

5.6.1 Eight structures within the Hempstead CA are proposed for local listing:

- Tinkers Cottage & Marlpit Cottage (43 & 46), Marlpit Lane
- The Old School Rooms, The Street
- Hempstead Lodge, The Street
- White House Cottages, The Street

## 5.7 Holt – Boundary Review

5.7.1 Two small areas of modern housing of an indifferent design which do not have special interest to the north of the conservation area have been removed from the boundary. To the south east of the conservation area the boundary cuts through the centre of a modern house and plot, the boundary has been redrawn around the edge of the plot to exclude this modern house of no historic interest. The northern range of Budgens the supermarket has been removed as well as the remainder of the supermarket carpark, the inclusion of which appears to be an anomaly. The historic wall on the north side of the car park remains within the conservation area boundary. The Albert Street carpark contains no heritage interest, and has been excluded from the boundary, as well as the basic modern public conveniences. A house dating from the early-twentieth century, which was the first to be built in the field to the east of the Horn Pits, has been included within the conservation area. In addition to four later-Victorian/Edwardian cottages in a terrace off Peacock Lane which retain a number of original features have been incorporated into the boundary.

## 5.8 Holt – Local Listings

5.8.1 One structure within the Holt CA is proposed for local listing (in addition to the Locally Listed Buildings that have already been designated within the town):

- Former Police Station, No. 32a Station Road

## 5.9 Letheringsett – Boundary Review

5.9.1 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. These buildings share similar characteristics in terms of scale, use and materials as the Letheringsett and Little Thornage Conservation Area, and form an outlying group of cottages and farm buildings in the same manner as Little Thornage itself. Accordingly the boundary has been redrawn to include this group of buildings. The boundary has been redrawn to include the village hall, which was built over 100 years ago and has formed part of the social life of the village since then. The boundary cuts straight through a large plot on the west side of Thornage Road, cutting directly through Waveney House, the boundary has been redrawn around the edge of the plot to include the whole house.

## 5.10 Letheringsett – Local Listings

5.10.1 Three structures within the Letheringsett CA are proposed for local listing:

- Honeysuckle Cottage, Little Thornage
- The Old Rectory, Church Lane
- The King's Head public house, Holt Road

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

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

## **7. Budgetary Implications**

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

### **Recommendations:**

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