

Study

Conservation Area Appraisal and Management Plan

First Draft: July 2020



PURCELL 

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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.

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3.1	Early History	
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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.



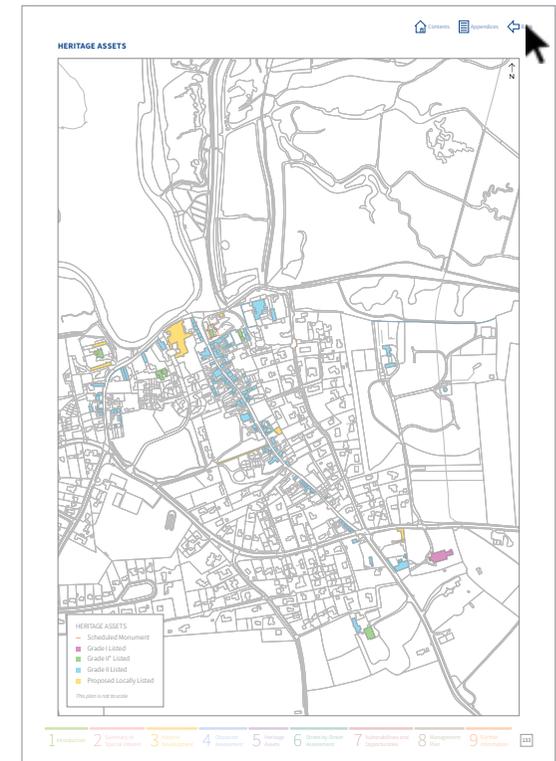
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

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.

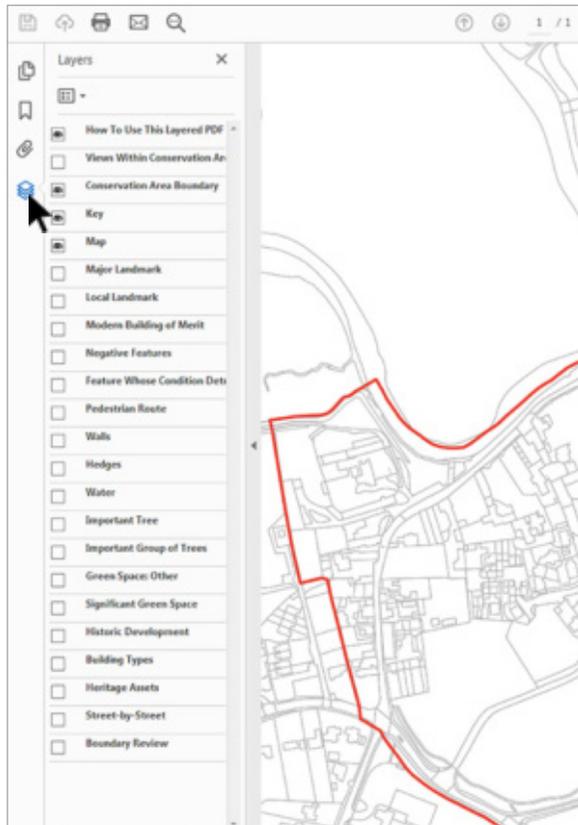


How to Use the Layered PDF in Appendix D

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

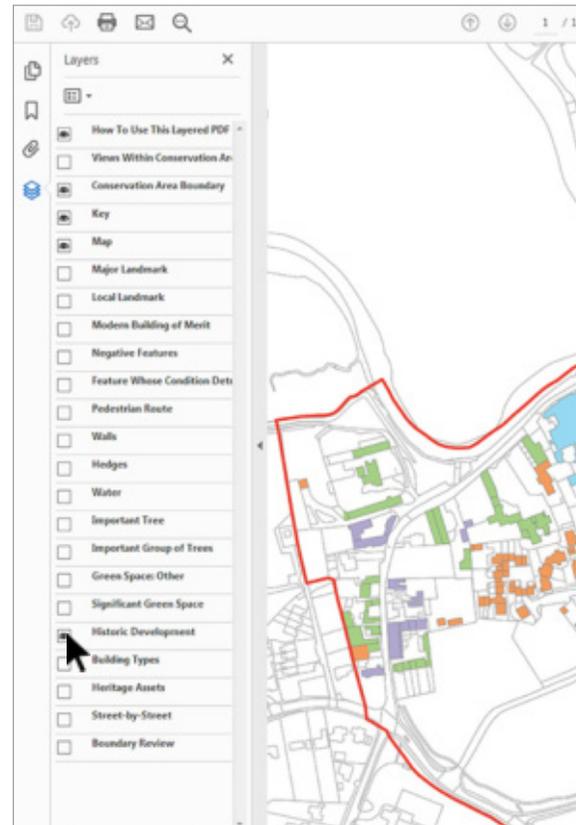
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



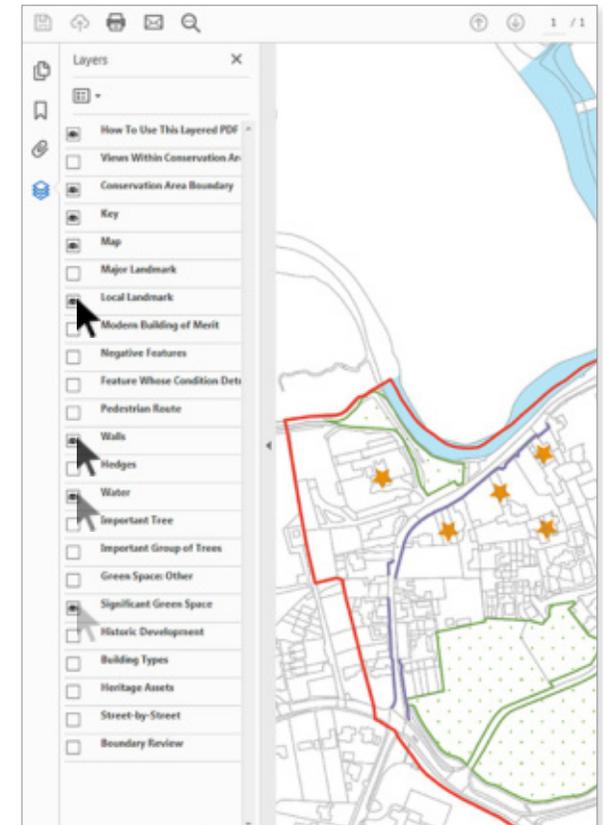
Viewing Different Layers

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 Study 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.



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1.1 PROPOSED STUDY CONSERVATION AREA

Stody is not currently its own Conservation Area, though it is currently within the Glaven Valley Conservation Area. However, this Conservation Area Appraisal sets out the reasons why it is considered that the village should be designated as a Conservation Area in its own right. The proposed designation covers the whole of the village, from Kendles Farm to the north-west, eastwards along Brinton Road which turns south to Stody Hall and St. Mary's Church.

The buildings in the village are typical of North Norfolk, with a flint round tower church, brick and flint cottages, and farm buildings on the outskirts. The main house in the village is Stody Hall, near to the church and with its own farm buildings adjacent. The green agricultural landscape and tributary to the River Glaven contribute to the setting of the village.

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

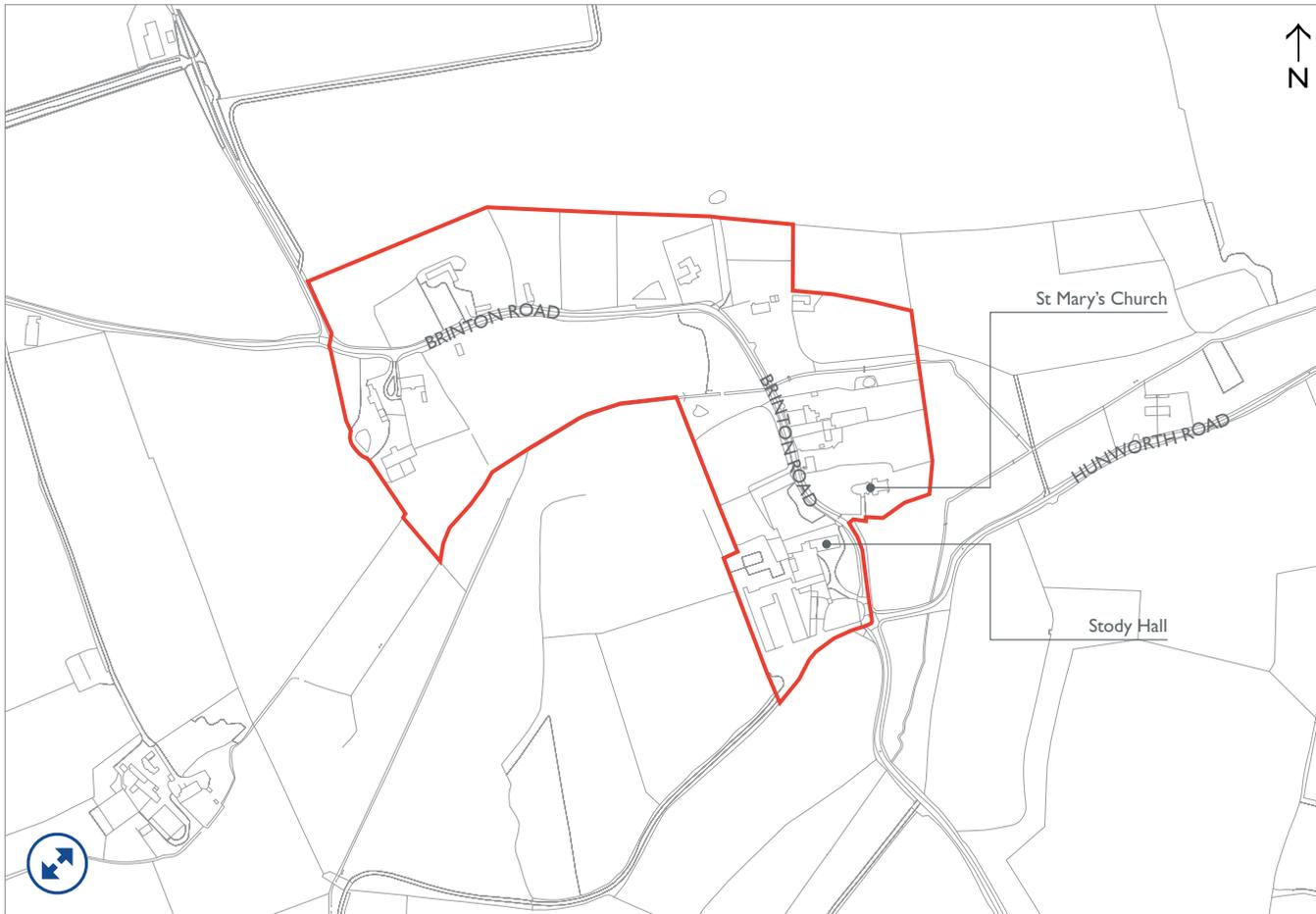
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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 unto 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 proposed Stody Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



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.

Proposed Stody 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.



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 proposed Study 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 proposed Study 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 Proposed Study Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2021. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.



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.
- Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.
- TBC

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 Study Conservation Area in terms of its history, architecture and setting.

2 Summary of Special Interest



Stody has a long history with the earliest occupation of the village dating back to the Neolithic period and was first recorded in the Domesday Book of 1068 listing 11 households. The character of Stody has always been small and rural. The topography is centred around a tributary from the River Glaven which cuts through the village from east to west causing a dip in Brinton Road and which slopes upwards to the north and south. The round tower of St Mary's church is thought to have Anglo-Saxon origins with a fifteenth century chancel whilst Stody Hall was built later in the late seventeenth/early eighteenth century on the site of a medieval manor. Water milling was the main industry of North Norfolk and three mills were once present in the village but no longer remain. The historical land ownership of the village has often been the same as Hunworth. The de Povere family held land in Stody before the thirteenth century before John de Stody, a recognised citizen of London, occupied the manor. The village and hall have since been in the hands of a variety of families. Today Stody Hall offers self-catered holiday accommodation in keeping with the tourist industry of the Glaven Valley.

The buildings of Stody consist of the grade I listed Church of St Mary situated on an uphill slope at the south end of the village opposite Stody Hall. The round tower is a distinctive feature of Norfolk churches and this example has an attractive knapped flint trefoil

pattern exhibiting the status of the building. There are two grade II listed buildings at Kendles Farm at the north end of the village, one being a lofted farmyard range and the other a barn. The Old King William public house in the north end of the village was sensitively converted into residential use in the twentieth century. The village is mainly residential with a scattering of flint and red brick cottages and medium sized houses. There are no locally listed buildings currently, however, Stody Hall has been recommended for local listing following this appraisal process.

In essence, Stody is agricultural as shown by the farms and fields scattered at the perimeters of the village. The river which cuts through the centre of the village is an idyllic feature which can be heard as well as seen from the bridge on Brinton Road. The buildings are mostly vernacular and constructed with the traditional North Norfolk materials of flint, red brick and red clay pantiles. There are exceptions of stone and slate tiles present on the church and corrugated iron present on one of the modern barns south of the village at Stody Hall Barns. Brinton Road is lined with hedgerows, mature trees and grassy verges which contribute to the countryside palette and many local gardens are well kept and display attractive plants and flowers. The surrounding area is largely fields of grass and crops which frame the village in its wider agricultural setting. Conversions of buildings from their original use have been sensitive and subtle throughout the village.

Whilst the village retains historic rural charm, there are a few negative alterations which detract from the character of the village and its heritage assets. The use of uPVC windows and doors have sometimes replaced traditional timber fenestration and doors. There are also parts of historic walling in need of repair and cleaning and the presence of vehicles and bins in front of some properties which are unsuitable for the idyllic and rural feel. Negative features detract from the special character of the Conservation Area and should be corrected to improve the appearance and character of the special place.

The setting of the Conservation Area is a key part of its character. The built development within Stody is dispersed in small groups of residential buildings with farmsteads situated at the north and south perimeters of the Conservation Area. The open fields which surround the Conservation Area help accommodate key views across the village. Views of importance are of the round tower of the Church of St Mary and views which frame the flint, red brick and red clay pantile palette of the village buildings against a green countryside backdrop.

Section 3

Historic Development

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



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The round church tower at Stody is thought to be Anglo-Saxon in origin, whilst the settlement itself was first mentioned in the Domesday Book of 1086. The settlement has long been small and rural and the development we see today was largely in place before the nineteenth century. Stody centres around the church, which is predominantly fifteenth century, and the seventeenth/eighteenth-century Stody Hall, whilst a couple of outlying farms and cottages of a similar date are scattered along Brinton Road. The twentieth century brought very little change to Stody except the conversion of former public houses to dwellings and the extension of existing farm buildings.

3.1 EARLY HISTORY

Human settlement in the parish of Stody dates back to the Neolithic period, with evidence of human activity illustrated by finds including polished flint axeheads, an arrow head and other flint tools. Evidence of human life in the area in the Bronze Age is suggested by copper alloy axe heads, a dagger blade and a spearhead. Whilst structural remains have not been found from the Iron Age or Roman period, coins, brooches and pottery fragments have been discovered in the parish from the Roman period.⁰⁴

The earliest standing fabric in the village is the flint round tower of St Mary's Church.

3.2 MEDIEVAL

In the Domesday Survey of 1086, Stody had 11 households under three owners: King William, Count Allan of Brittany and Walter Giffard.⁰⁵ The name 'Stodeia' used at Domesday means horses' enclosure. Three mills were recorded at the settlement; no mills remain today. At the time of the survey, Ralph, brother of Ilgar, was Lord of the Manor.

Whilst the oldest part of St. Mary's Church is Anglo-Saxon, the top of the tower and the chancel date from the early fourteenth century. The rest of the building, comprising the nave, transepts and south porch, dates from the fifteenth century, although incorporates some earlier thirteenth century fabric including windows and building material.

By 1200, the Manor belonged to the De Edisfield family; it then passed by marriage to William de Rosceline before being sold to Roger de Povere in 1288, who already owned Hunworth. The de Povere family were significant landowners, also owning Letheringsett and Briston alongside other villages in Norfolk. From the mid-thirteenth century, the De Stodeys were Lords of the Manor, residing in the manor house, which probably lay on roughly the position of the current Hall. John de Stodey was a recognised citizen of London and was Lord Mayor from 1357. Following the de Stodeys, other Lords of the Manor have included the following families: de Blakeney, Clere, Felbrigg, Braunch, Bozoun, Bacon and Britiffe. Stody and the neighbouring village of Hunworth were often owned by the same family.⁰⁶

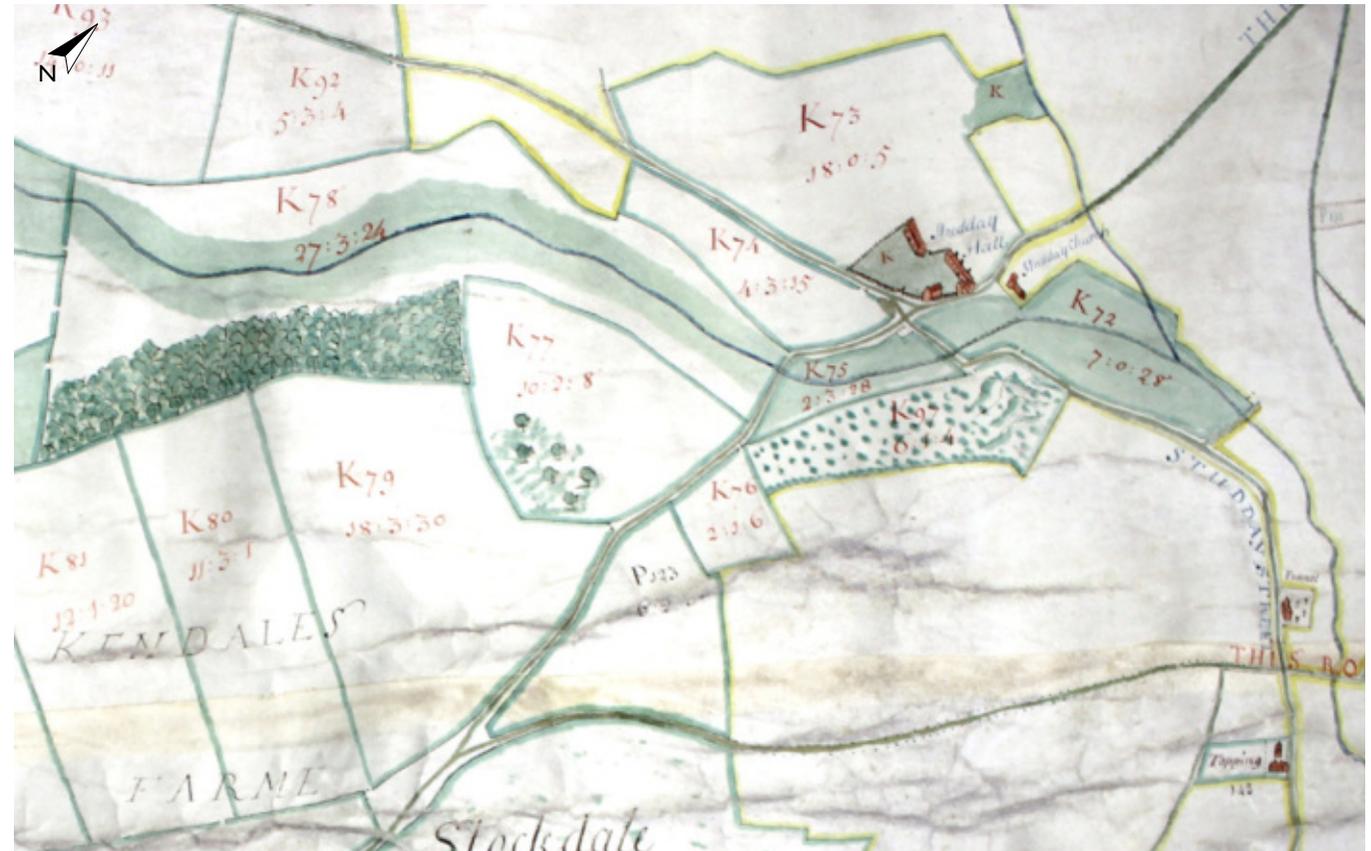
3.3 SEVENTEENTH AND EIGHTEENTH CENTURY

Stody took its present day arrangement during the seventeenth and eighteenth centuries. The Hall, which dates from the eighteenth century, is thought to contain earlier, seventeenth century fabric, and lies in roughly the same position as an ancient manor house.⁹⁷ There have long been farm buildings within the close setting of the Hall, possibly from the early seventeenth century; these farm buildings, which have since been altered and expanded, lie to the south of the Hall.

Stody is included on an early estate plan of Robert Britiffe's estate at Hunworth in 1726, which also shows outlying lands at Holt, Thornage and Briningham. Robert Britiffe, a Norwich barrister, MP and recorder for Norwich acquired the neighbouring estate at Hunworth in the early eighteenth century. The plan, an extract of which is included below (note: north is on the top right hand corner), shows a small cluster of development at Stody, to the south-west of Hunworth, at the Hunworth and Brinton Road crossroads. 'Studday Hall' and 'Studdy Church' are shown on opposite sides of what is now Brinton Road. The round, church tower is distinctive and the Hall, which lacks its present projecting end bays with gables, appears to be shown before its eighteenth century rebuilding.

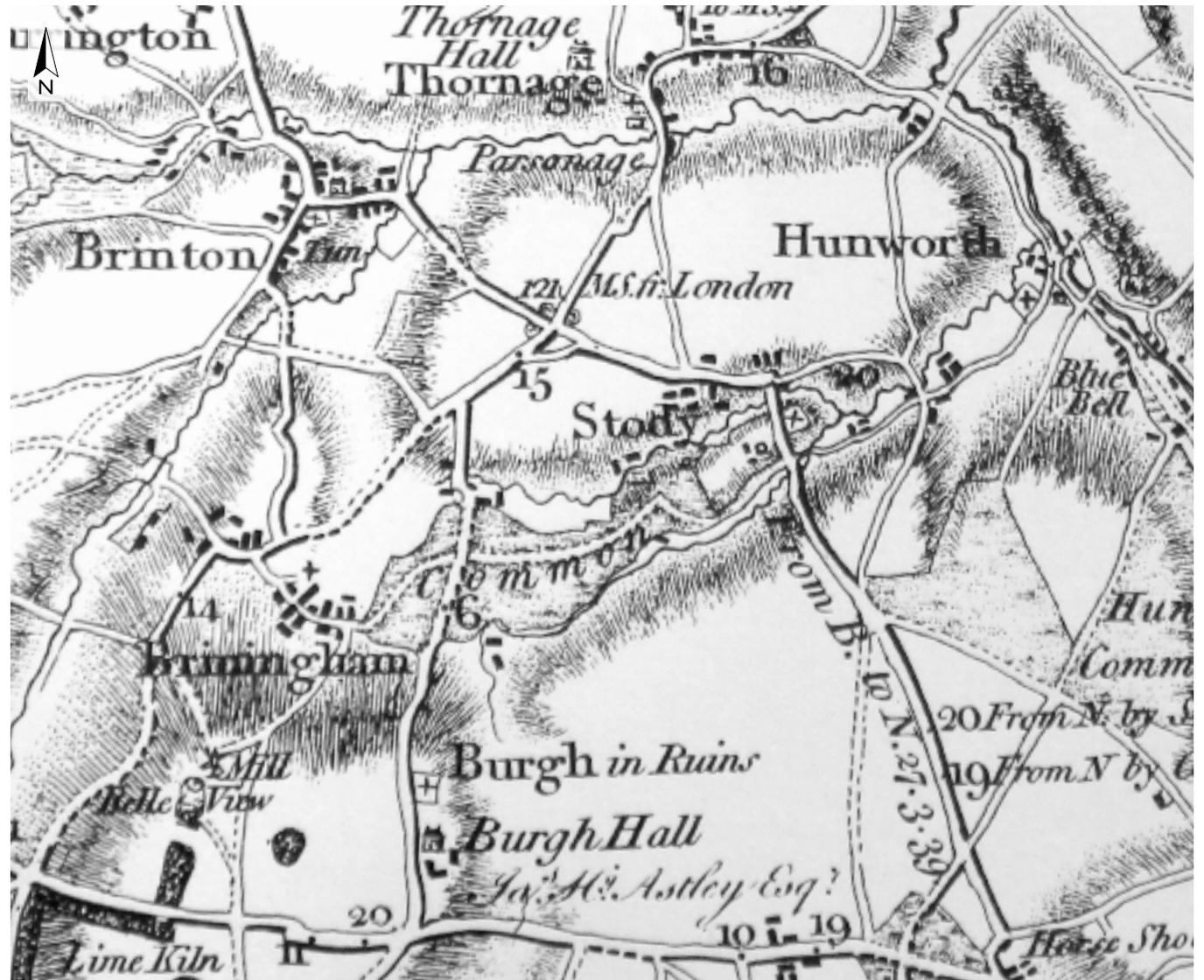
The building, which occupies the same position as the present building, formerly comprised a long range with a smaller range abutting on its east, extending south. Two ancillary buildings sat to the west and south of the house, most likely farm buildings. 'Kendales Farm' is

also shown just outside the settlement to the north-west. Farm buildings at Kendles Farm today, including a brick and flint lofted farmyard range and barn, were built in the late eighteenth century.



Estate plan of Robert Britiffe's estate at Hunworth, prepared by James Corbridge, 1726 (note: north is to the top right hand corner) (Norfolk Record Office: NRS 21385) **permission pending**

One of the earliest maps of Norfolk by William Faden, dating to 1797, contextualises Stody within its North Norfolk setting. The small settlement sits between Hunworth to the north-east and Briningham to the south-west; further to the north is Holt and to the south Briston and Melton Constable. The outline representation of the settlement shows the church (marked with a cross) and a few farmsteads off Brinton Road, and swathes of common land beyond to the south. The River Glaven tributary forks just to the east of the settlement, meaning the two waterways arc around the church and the centre of the settlement.

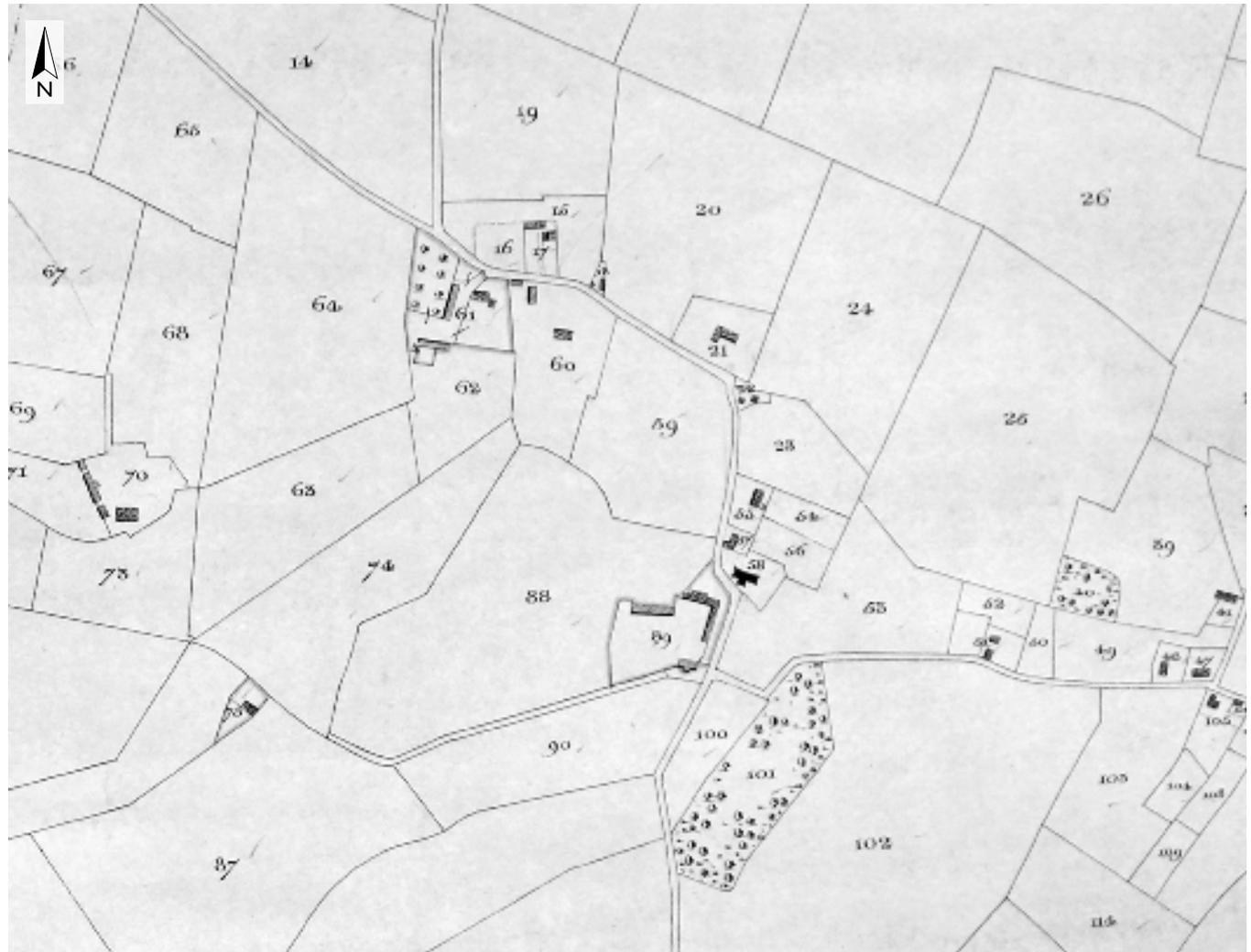


Faden's Map of Norfolk, 1797 (Norwich Heritage Centre) **permission pending**



3.4 NINETEENTH CENTURY

The present layout of Stody was largely in place by the early nineteenth century. The Tithe Map represents the layout and land ownership at Stody in 1840 in greater detail. Since Faden’s map, the open fields and commons had been divided and allotted under the enclosure acts of the early nineteenth century. A couple more houses had been built to the east of Brinton Road within the close setting of the church (numbered 58) and further farm buildings had been added to Hall Farm (marked 89). The common land to the south of Stody had disappeared, agricultural fields and plantations now standing in its place. At the south side of the settlement, on the opposite side of Brinton Road from the Hall, was a tree plantation. The map apportionment records two public houses at the north-west and south of the settlement (King William (marked 17) and Four Horse Shoes (marked 57)). The major landowner at Stody was Caroline, Dowager Lady Suffield; other landowners with minor holdings included Sir Jacob Astley and William Hardy. William Kendle lived, in the homestead, at the eponymous Kendles Farm (marked 60/62).



*Tithe Map, Parish of Stody, 1840 (Norfolk Record Office: DN/TA 323) **permission pending***



The earliest OS map of Stody from the 1880s shows greater detail and accuracy than the earlier maps, though there has been relatively minor expansion at Stody. The map is useful in labelling and sign posting several key buildings for example, at the centre of Stody, St Mary's Church and graveyard, as well as the Four Horse Shoes public house adjacent to the north-west. To the west, off the northern stretch of Brinton Road, is King William public house (now converted) and to the south, Hall Farm with its associated smithy. The plantation to the south-east is labelled as Wormwood Hill. The development at Stody in the early nineteenth century was largely restricted to farm buildings. Kendles Farm, on the western peripheries, had been expanded to the south and Hall Farm, at the south of the settlement, featured several additional, long barn ranges to the south of the farm house. With the arrival of the railways in North Norfolk in the 1880s, the Eastern and Midland Railway was built immediately to the north of Stody; the line was closed in the 1960s.



1881-1886 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

3.5 TWENTIETH AND TWENTY-FIRST CENTURY

There was very little development at Stody in the late nineteenth century besides minor alteration to farm buildings at Hall Farm. The railway line to the north of the settlement was now marked as Midland and Great Northern Railway.

In 1932, the first Viscount Rothermere bought the Hunworth and Stody Estate from the Lothian family and commissioned Walter Sarel to build a mansion in the Georgian style in the woods at Stody, to the south-east of the Conservation Area boundary. Shortly after 1935, the two neighbouring villages of Hunworth and Stody were combined as one ‘Stody Parish’. Lord Rothermere sold the Stody Estate to the Knight family in 1941.

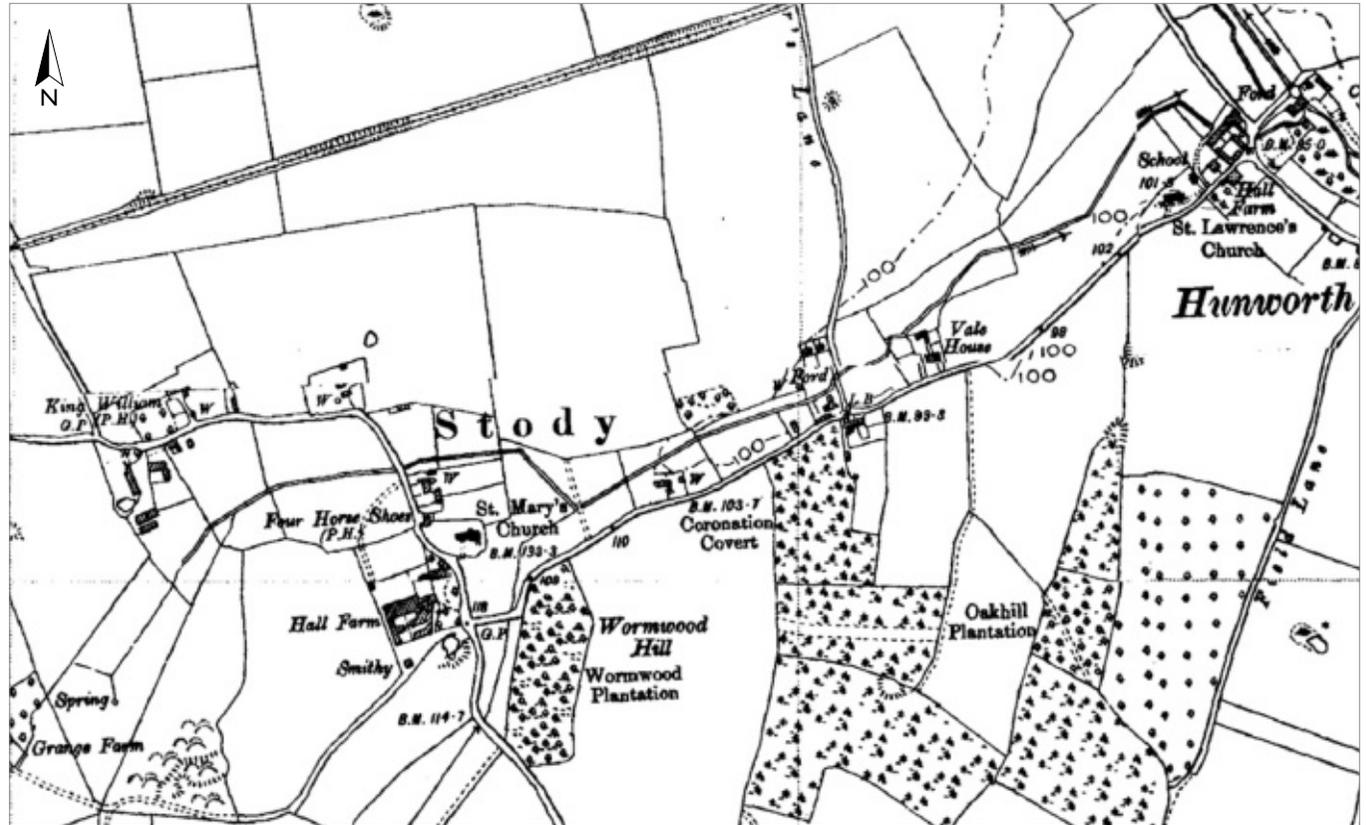


1905-1906 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

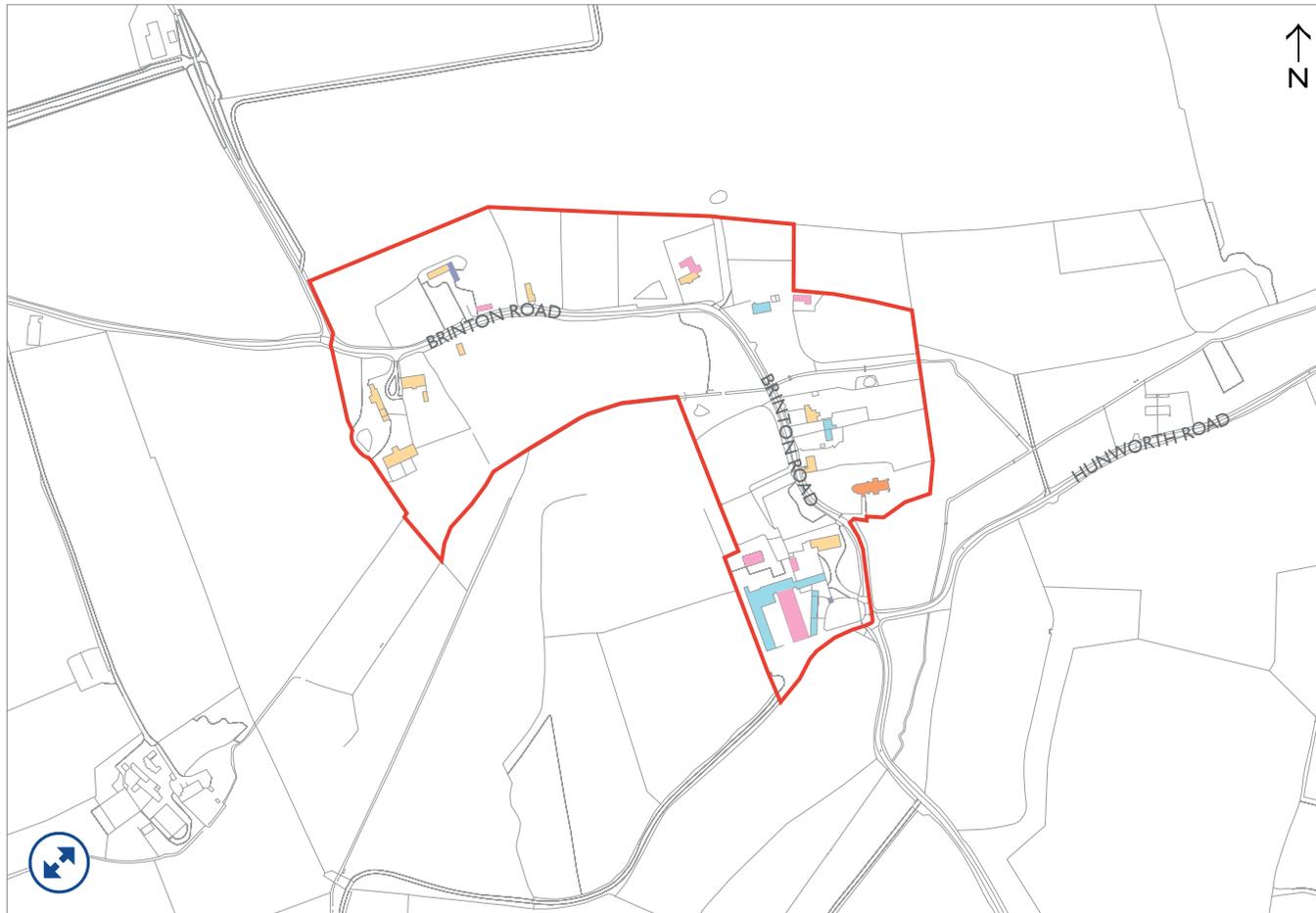
The former King William public house was closed in the early 1930s and the Four Horse Shoes was converted to a private dwelling in 1957 when sold by Morgan’s brewery. Stody remained largely unaltered in the first half of the twentieth century and contains little modern development to this day. The latter twentieth century/early twenty-first century saw the addition of a long barn in the middle of the farm buildings at Hall Farm, as well as smaller outhouses closer to the farm house.

Much of the Stody Estate was sold at auction in 1965; however, the lots for sale largely centred on Hunworth as well as lands to the north-east around Hempstead and Holt, and Stody itself was not affected. The Hall, however, was sold in 1971 to Andrew Rawlinson who carried out extensive alterations to the house.

Today, Stody remains a relatively dispersed development along Brinton Road with agricultural fields at regular intervals. The centre still focuses around the church and Hall, and the two historic farms remain on the peripheries, still in use.



1938-1952 1:10,000 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)



KEY

- Conservation Area Boundary
- Norman and Medieval
- 1600-1838
- 1838-1881/87
- 1887-1905/06
- 1906-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Stody. 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 Study 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 village of Stody is located around 3.5 miles south-west of Holt and around 22 miles north-west of Norwich.

The proposed Stody Conservation Area covers Brinton Road, from Kendles Farm in the west, running west-east before turning north-south to St. Mary's Church and Stody Hall. There are a few houses dispersed along the road, with fields interspersed between them. A tributary of the River Glaven runs through the village from west to east, just south of where the road turns southwards. A further tributary/stream runs south-west to north-east to the south of the village, joining with the other tributary to the east of the village and then running east alongside Hunworth Road to join the main river at Hunworth.

St. Mary's Church sits on a rise, with the land falling away on all sides, though with more pronounced slopes to the east, where there are views across the riverbed, and south.

Stody is located in North Norfolk, an area known for its natural beauty and important habitats. To the north is 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.⁰⁸ 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>.



View of the round tower of St Mary's church and Stody Hall behind trees and hedgerows from the crossroads south of the village



View of Brinton Road from the north of the village showing trees and bushes creating a semi-enclosed feel



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 Stody 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

The landscape surrounding the village is mostly open arable fields and pasture. There are also a couple of fields used as horse paddocks enclosed by wooden fences to the south and west of Brinton Road. The fields are typically separated by boundaries of mature trees and hedgerows. There are patches of woodland surrounding the village; Edgefield Wood is situated to the south-east of the area with denser areas of woodland further south along the east side of Brinton Road.

Stody is in the Glaven Valley, a scenic area of North Norfolk consisting of towns and villages where the River Glaven or a tributary of the river runs through. A tributary of the River Glaven runs east-west through the centre of Stody which causes a slope in the landscape and gradual incline in the village from the north and south of Brinton Road. A second tributary runs south-west to north-east to the south of the village, which joins up to the first tributary east of the village. There is a further incline in the topography south of the Conservation Area besides the woodland. The area beyond the north of the village levels beyond Kendles Farm and open fields flank the north and south areas of Brinton Road.



View of field west of Brinton Road showing a rise in topography



The fields east of the Stody showing the south elevation of the Church of St Mary



Area of dense woodland south-east of Stody



View of the tributary of the River Glaven east of Stody

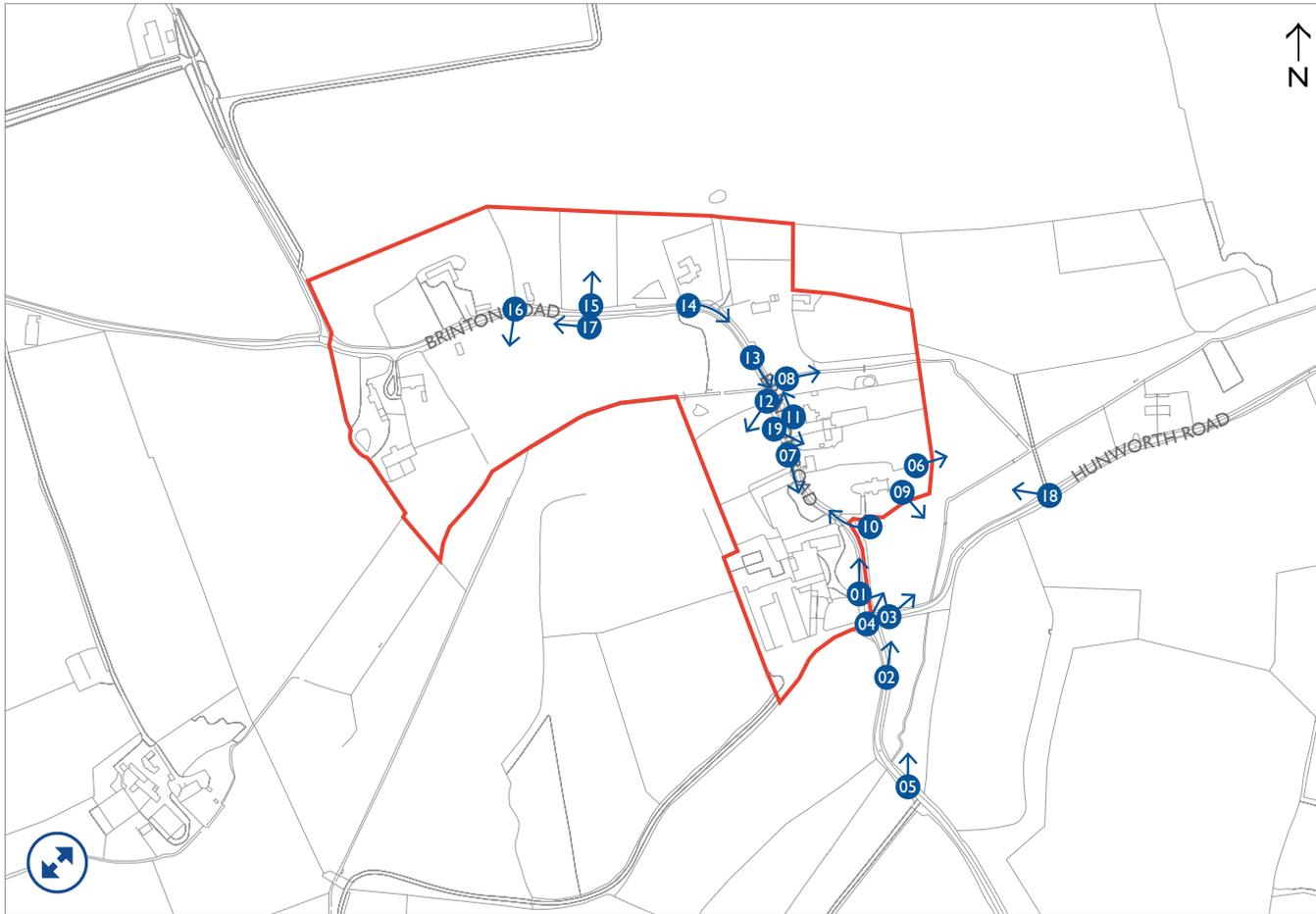


4.2.2 Views into and within Conservation Area

Views in Stody fit into three different categories. Firstly, there are a number of views that follow the path of Brinton Road which runs through the village from west to east before curving south (Views 01, 02, 07, 10, 11, 13, 14 and 17). The curves in Brinton Road and changing topography in Stody can be seen in relation to buildings which primarily line the east side of the road and are set back from the road at different levels. The change from a hedge lined road with dispersed trees south of the village to a semi-enclosed tree and hedge lined road at the north end of the village (where the topography rises), can be seen along views of the road.

Outside of the Conservation Area there are a number of views that capture the surrounding agricultural landscape in all directions (Views 02, 03, 04, 05, 06, 08, 09, 18). Views include open fields lined with trees and hedges, the dip in the landscape created by the tributary which runs from east to west and green backdrops and wide sky on the horizon lines. Views also look out from the churchyard, eastwards across the tributary.

Within the Conservation Area there are green spaces and fields which flank the east and west of Brinton Road (Views 12, 15, and 16). Private properties sit amongst these spaces disparately. The cobble flint and red brick walls fronting the gardens of the properties can be seen in many of the road views. These green spaces include paddocks, tree lined fields and open green spaces within private gardens. The church tower marks a number of key views in Stody from the north, south and east of the village. The Church of St. Mary is the tallest building in the village and helps to orientate the viewer around the Conservation Area (Views 01, 02, 03, 04, 05, 19). It can often be seen glimpsed between buildings and trees (Views 16). Clusters of farm buildings can be viewed from the south end of the village which helps characterise the rural feel of the village (View 04).



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 of church tower from the south



View 02

View of church taken from the Brinton Road and Hunworth Road junction south of Stody



View 03

View east of Brinton Road and Hunworth Road junction



View 04

View north-east of junction at Brinton Road and Hunworth Road



View 05

View from the south of the village showing the church tower



View 06

View east of the churchyard



View 07

View showing Brinton Road sweeping upwards from the south



View 08

View of east side of tributary



View 09

View south of the churchyard



View 10

View showing Brinton Road sweeping around the side of the graveyard



View 11

View north on Brinton Road showing the small bridge over the tributary



View 12

View west on Brinton Road showing a horse paddock



View 13

View south of Brinton Road showing a glimpsed view of the church tower



View 14

View north of Brinton Road showing curve in road to the north-west



View 15

View north of Brinton Road showing field



View 16

View south of Brinton Road showing field



View 17

View showing rising topography and enclosing trees lining north-west of Brinton Road



View 18

View of the east end of church



View 19

Glimpsed view of the church tower from Brinton Road





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

Brinton Road is the only road which runs through the village from north-west with a sharp curve around to the south-east. The road runs straight on the north-south section, before curving around the north boundary of Stody Hall and the west side of the Church of St. Mary. The road is at a lower level than the churchyard as if carved into the landscape. The northern tributary crosses the under the road with a straight stretch of the water, with buildings clustered on the east side of the road either side of the stream. Brinton Road joins Hunworth Road at a junction east of the village which connects Stody with Hunworth. Small lanes run off Brinton Road around the edges of fields and onto privately owned land. The area south of the village is a small 'centre' as principal buildings such as Stody Hall and the Church of St. Mary are located here.

The arrangement of buildings in Stody tends to be in small clusters along Brinton Road with fields in between. Buildings are typically on the east side of the road except at the north-western and southern perimeters of the village where Stody Hall and barns and Kendles Farm are located on the west side of Brinton Road, both at the edges of the Conservation Area boundary. The farm complexes are set back from the road and typically consist of a historic farmhouse and barns set around yards.

There is a row of cottages set far back from the road and two surrounding medium sized houses either side of the row forming a cluster on the east side of Brinton Road. The houses sit on the slope downhill immediately north of St. Mary's church. The front gardens of the properties have areas of driveway but have retained plants and areas of greenery which contribute to the rural feel of the village. A combination of modern and historic flint and red brick wall between areas of hedgerow define the boundaries of the front gardens from the road.

Further north of Brinton Road past the tributary are a series of medium sized historic houses with modern extensions set back from Brinton Road in generous plots. The medium sized houses are typically separated by areas of pasture fields. The houses face the road square or sideways. There are also driveways with small areas of green in front gardens and generous rear gardens.

4.3.2 Boundary Treatments

There are a number of clearly defined boundaries in Stody. Many houses and larger buildings have red brick and flint walls fronting their gardens on the edges of Brinton Road contributing to the vernacular palette of materials used in the village. There are also boundaries marked by hedges, trees, fences and walls.

The red brick and flint walls often have a break in the wall for an opening with a few examples of timber or metal gates. The walls vary in height and design with larger walls present at Kendles Farm and the wall enclosing the churchyard, which has stretches of flint dressed with red brick and stretches of wall of just flint. Parts of the church wall have large growths of vegetation that would benefit from removal. The cottage furthest north in the row of cottages on the east side of Brinton Road has a newly built flint and red brick wall which sensitively blends with the historic walling of the property next door.

At the south end of Brinton Road a hedgerow sets the boundary for Stody Hall which changes as the topography goes downhill and becomes a steep bank lined with trees. Further north the boundary becomes hedgerow again with section of wooden fencing marking the paddocks. There are two small white post fences either side of the road marking the bridge crossing the tributary. Hedgerow boundaries continue into the north-west sections of the village where there are small breaks for the wooden gates marking entrances to private properties with the exception of the small metal barbed wire fence that lines one of the fields containing a historic farm building east of Kendles Farm.



View showing the red brick and flint wall at Kendles Farm



Showing the sensitive transition to the newly built red brick and flint wall beside the historic wall on properties east of Brinton Road



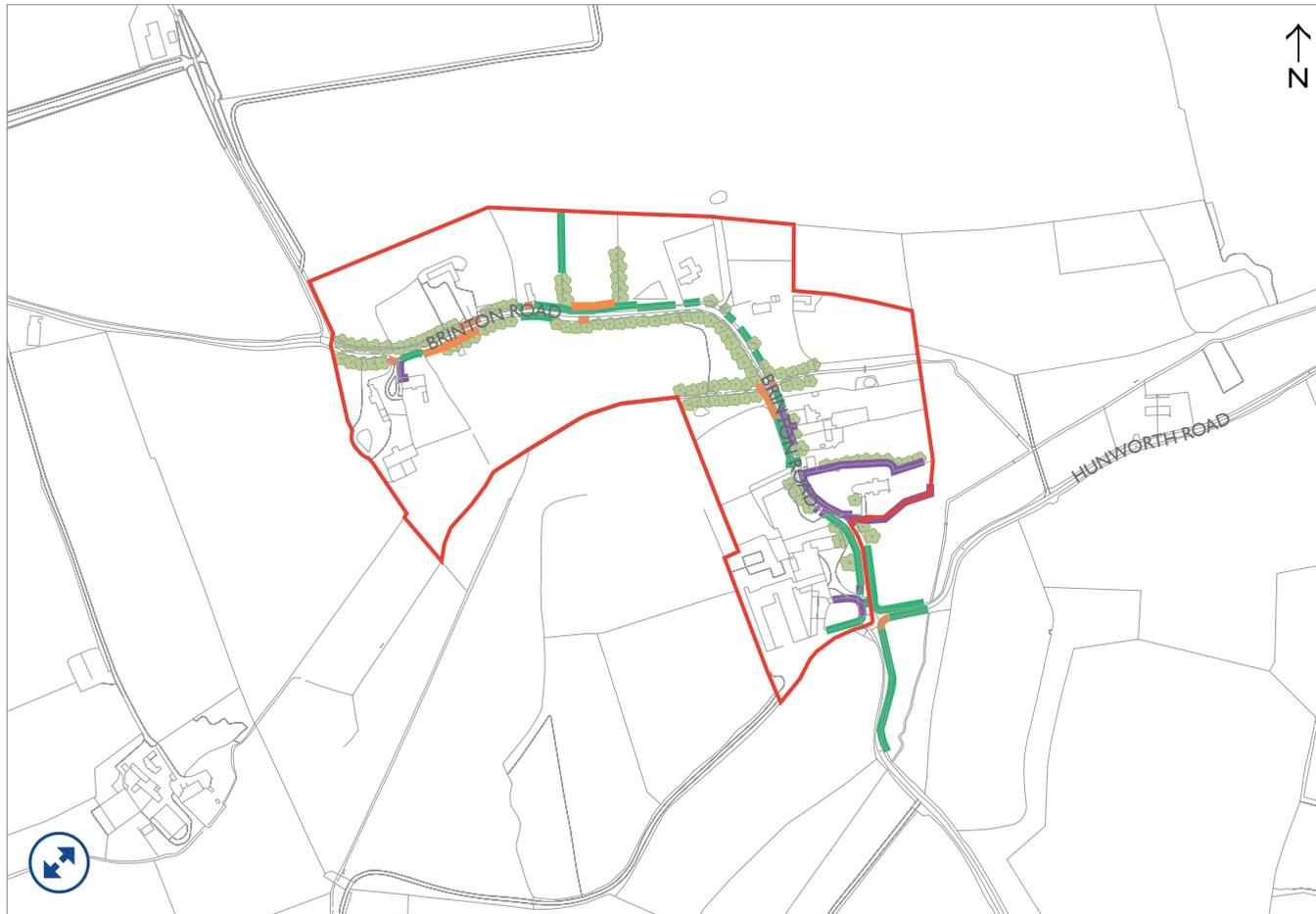
Section of red brick and flint wall fronting the graveyard of Stody Church shown with patches of vegetation growth



One of two white post fences on the bridge over the tributary



Natural hedgerow boundary with wooden gate for access to private property



KEY

- Conservation Area Boundary
- Walls
- Fences
- Hedges
- Trees

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

There are limited public realm features in Stody consistent with the size of the village and its rural character. The road surfaces are tarmac with no pavements and very few road markings other than white lines at junctions. There is very limited signage but the two finger post signs at the north and south boundary of the Conservation Area have traditional character and compliment the surroundings. A sign marking a private road north of the village uses bold and garish red lettering; the appearance of the area would benefit from a subtler sign in keeping with the surrounds.



Stody village noticeboard located besides the church gate



Wooden bench located in the churchyard

There are narrow grassy verges lining both sides of Brinton Road, one of which opens onto a private road north of the village where the road curves to the west. There are no parking areas in the village and vehicles are kept on private driveways. Many of these are combined with attractive green front gardens. Street lighting is absent within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which in some places are visually intrusive, though not too prolific.



View of road surface and grass verges



View of grassy verges lining the east side of Brinton Road

There is very little street furniture in the village other than a timber noticeboard in a traditional style outside the Church of St Mary and a few timber benches in the churchyard.



4.3.4 Open and green spaces

The only formal public open space is the churchyard, with informal grass, a gravel path up to the church itself and benches scattered in picturesque spots of the churchyard. There are also many gravestones, some of which are at risk of falling or are concealed by vegetation. There are particularly wide areas of green space viewed east of the church in the setting of the proposed Conservation Area.

Private gardens are generally quite informal and have a rural cottage appearance although the front lawn of Study Hall that can be glimpsed from the south of the village has a more formal layout. There are attractive lawns bordered with flowers and bushes seen across the village. The inclusion of driveways on properties has reduced the green space in gardens somewhat. However, drives are in gravel which is an appropriate material that reflects the rural character of the village and they are unobtrusive.

Otherwise, open fields and grass paddocks divide areas between buildings in Stody which play a key role in creating its character and providing a sense of space and connection with the surrounding agricultural landscape.



View of the churchyard



View of paddock field enclosed by wooden fencing



View of Brinton Road showing grassy verges on both sides



View of a garden with a country cottage feel

4.3.5 Trees and Vegetation

Mature trees are often interspersed within hedges along boundaries, in the north-west section of the village they are particularly large and create a sense of enclosure. Native and rural species of trees are also located in small groups in private gardens and are mainly deciduous, though there is a line of coniferous trees surmounting the grassy verge north of Stody Hall. Most of the village is lined with hedges forming boundaries which contribute to the green character of the Conservation Area.

There are narrow grass verges throughout the village that are consistent with the rural feel. In the area immediately south of the tributary, large and dense clusters of trees and bushes partially obscure the row of cottages from view but have a natural and unmanicured look in keeping with the feel of the village.

The banks on the south side of the tributary are particularly overgrown with vegetation and mostly cover a view of the water from bridge level. However, this level of growth is common along tributaries and rivers and a pleasing view of the tributary flanked by pasture fields can be seen on the east view from the bridge.



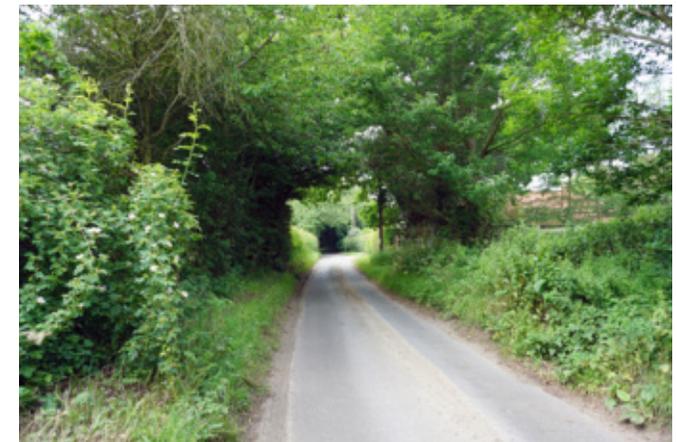
Mature trees in churchyard creating a semi-enclosed feel



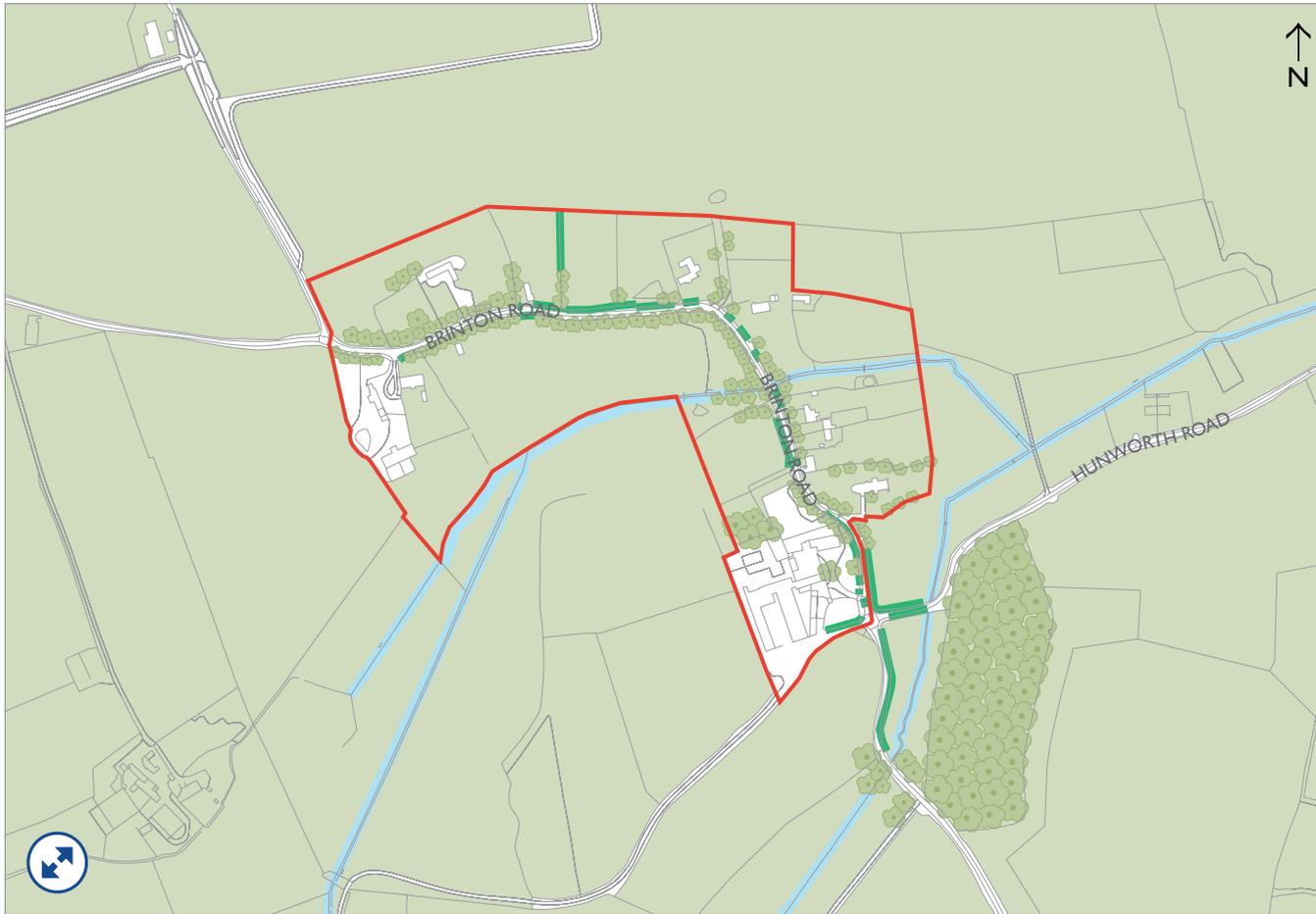
Cluster of trees between a house at the north end of the churchyard



Tree growth over west side of tributary



Mature trees lining northern end of Brinton Road



KEY

- Conservation Area Boundary
- Hedges
- Trees
- Open Green Spaces
- Water

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.

4.4 ARCHITECTURE

4.4.1 Materials

The building materials used in Study are typical of North Norfolk, comprising predominately flint, red brick and red clay pantiles with a few examples of black glazed clay pantiles. Moulded brick is commonly used for chimneys and chimney pots are mostly red terracotta. Cobble flints are the main walling material for buildings and boundaries, with red brick quoins around windows and doorways. The row of cottages east of Brinton Road have been rendered and painted white. The render may be hard cement which is an inappropriate material for historic buildings. Brick is sometimes used to create patterns, for example there is a burnt header diapering pattern present on the wall of a farm building east of Kendles Farm. Modern additions to the Conservation Area are mostly sensitive to the rural character. A new wall built of cobble flints with red brick dressings stands east of Brinton Road in keeping with local materials. Similarly, a modern garage on the land of one of the larger houses north of Brinton Road is constructed of weatherboarding and red clay pantiles and has a traditional appearance.

The church has ashlar stone quoins and dressings on the tracery windows which reflect the high status of the building. Knapped flints are used decoratively on the tower and can be seen from many viewpoints emphasising the importance and centrality of the church in Study. The church also has a lead roof and downpipes. Study Hall located west of the church is the largest and most prominent house in the village and has decorative brick and flint patterned walls with surmounting brick gables. There is a white wooden classical doorcase around the entrance to Study Hall which is a unique feature in the village from the Georgian remodelling of the house. There are examples of elegant double chimney stacks decorated with carved bricks at Study Hall and the larger houses north-west of the village.

Weatherboarding is present on the historic barns, the gable ends of some of the houses and on modern additions such as garages, which adheres to a vernacular character. One of the modern barns west of the historic barn in the Study Hall Barns complex has been constructed with corrugated iron sheeting which is incongruous with the historic character of the Conservation Area.

Materials Palette



4.4.2 Building Types and Design

Most buildings in Stody are residential and were constructed for housing. However, there are a few conversions to residential from agricultural and public house use. Stody Hall is the largest house in the village and there are cottages and medium sized houses spread across the east side of Brinton Road, arranged mostly as individual detached buildings but with one semi-detached pair of cottages. There are two large farm complexes with barns and farmyard ranges as well as a small number of agricultural or equestrian buildings set within private gardens. The church has a unique use in the village as a place of worship. There are no derelict properties in the village.



KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Other
- Barn/Agricultural
- Garage/Outbuilding

Plan showing types of buildings in the proposed Stody Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Cottages

The historic cottages in Stody, Maple Cottage, Stody Cottage and Rose Cottage are two storeys with second storey windows gabled above the eaves line of the roof. They are set back from the road in private gardens. Maple Cottage and Rose Cottage are set quite far back from the road, while the medium-sized houses further north from the cottages have fairly open gardens and are closer to the road. The cottages have flint cobble and red brick walls, with pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details such as quoins and window lintels. Maple Cottage and Rose Cottage have been rendered.

There are some surviving timber casement windows. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC with examples of white frames and dark grey frames on the cottages, some of better quality than others. As with windows, traditional doors are painted timber.



Rose Cottage, rendered with red clay pantile roof east of Brinton Road



View of Stody Cottage and Maple Cottage



Medium sized houses

The medium sized houses in Stody are mostly two storeys and situated in north of the village, north and east of Brinton Road. They are set back from the road in private gardens with the one exception of the outbuilding fronting the house immediately north of the church which has a gable pressed against the side of the road. Many of the houses have outbuildings or equestrian buildings in their gardens which generally blend well with the materials palette and rural feel of the village.

The buildings have flint cobble and red brick walls, with pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details such as quoins and window lintels. Weatherboarding painted dark colours can be seen on the gable ends of some houses. here are some iron tie rods located on the gables of houses.

There are surviving timber casement windows. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC with examples of white frames and dark frames on the houses. however, many imitate the appearance of timber windows by having subtle frames and round arches. As with windows, traditional doors are painted timber.



Medium sized house of cobble flint and red brick north of Brinton Road



November Cottage on the north side of Brinton Road



Large houses

Stody Hall is the largest house in the village and was built in the late seventeenth century and largely remodelled in the eighteenth century. It is on the footprint of a medieval manor. The house is set back from the road at a right angle and in a large front garden and driveway. The house is cobble flint dressed in brick quoins and with brick and flint patterns on the rear elevation. The front elevation is wide and symmetrical with two storeys and five bays with gabled end bays with pure brick gables of a later date. The house is fenestrated with rows of elegant timber sash windows. The Classical style of the front elevation is epitomised by the entrance doorcase which is white with column surrounds. The house also has the largest number of chimney stacks in the village with four brick chimneys lining the roof. The grand proportions and massing to the house contrasts with the vernacular and rural houses in the village.



Front elevation of Stody Hall partially obscured by vegetation



Rear elevation of Stody Hall with wooden gate



Modern houses

There are no completely new modern houses in the village but there are a number of modern extensions onto historic houses and the presence of modern outbuildings besides larger historic houses. Modern extensions respect the materials of the area and are built of cobble flints with brick dressings and have pitched roofs of red clay pantiles. Whilst modern construction has a newer appearance which contrasts the rugged and older look of historic properties, they successfully blend into the buildings they are attached to, respecting the historic character of the village.

Modern outbuildings and equestrian buildings have small massing and are of a single storey. They typically use a muted colour palette and are frequently constructed of wood and faced with weatherboarding which are both appropriate natural and rural materials.



View of modern built front elevation of house with materials and massing that blend into historic surrounds



View of modern built garage with use of traditional materials of weatherboarding and red clay pantiles



Modern weatherboarding on gable end of historic house



Conversion to Residential

There are three instances of buildings being converted into residential use in the village, a public house and a farm building. The Old King William public house in the north end of the village was sensitively converted into residential use in the twentieth century. It is a two-storey cobble flint building with red brick dressings set back from the road. The building is mostly obscured by vegetation at street level which has deterred from its original function as a public space. It has a small later extension to the east which is of a sensitive massing and built of traditional materials of cobble flint and red brick with red clay pantiles. The original building has mullion and transom windows which are unique in the village. Hill House located north-west of St Mary's church was also a public house called the Four Horse Shoes which operated in the nineteenth century but is now a private house. The building is formed of two storeys and three bays of cobble flints dressed with red brick.

There are also residential conversions of farm buildings at Stody Hall from the Stody Hall farm complex. Two small farm building have sensitively been converted into self-catered holiday cottages. The cottages are difficult to see as they are set back from the road amongst a cluster of other farm buildings.



Hill House, the former Four Horse Shoes public house

Church of St. Mary

The Church of St. Mary is a landmark building in the village and is mostly comprised of late fifteenth century fabric of cobble and rubble flints with an eleventh century round tower to the west. The tower is crowned by an embattled parapet with trefoil flint flushwork. The fenestration is stone dressed perpendicular and decorated Gothic tracery windows with a thirteenth century east window with interlocking tracery. Parts of the chancel walls are rendered and there are quoins of finely cut ashlar stones. The porch consists of coursed galletted flint with diagonal buttresses.



South elevation of the Church of St Mary



View of knapped flint trefoil pattern on upper part of church tower



North doorway on nave of church



View of grave monuments in churchyard

Barns and Farm Buildings

There are two large farm complexes in Stody, Kendles Farm at the north end of the village and Stody Hall Barns at the south end of the village.

Stody Hall Barns is set back quite far from the Brinton Road and Hunworth Road junction and is accessed by a straight gravel track west of the junction. Stody Hall and the two converted holiday cottages are located immediately north. The complex consists of multiple farm buildings of flint cobbles and red brick dressings with steeply pitched hipped red clay pantile roofs, both of eighteenth-century date. The buildings are set parallel to the road and large wooden barn openings can be seen on the closest barn to the road. In between the historic barns is a modern corrugated iron barn of steep pitch and massing detracting from the character and blocking the view of the historic barns. A small two storey red brick-built farm building with single storey glass house stands in front of one of the historic barns and is nineteenth century and utilitarian in character.

Kendles Farm is situated at the far north-west end of the Conservation Area and has two impressive grade II listed farm buildings from the late eighteenth century within the complex besides a medium sized residential

house. The lofted farmyard range and barn are set back at a right angle to Brinton Road. The farmyard range is rectangular with a one bay outshot to the north. It is built of coursed flint rubble with a hipped roof of red clay pantiles. It has five semi-circular headed openings for a cart shed and there is a weatherboarded loft above. The barn is also of coursed flint with a red clay pantile roof. There are large honeycombed brick vents on the east gable and weatherboarding above eaves level with a continuous outshot to the rear.



View of one of the grade II listed barns at Kendles Farm

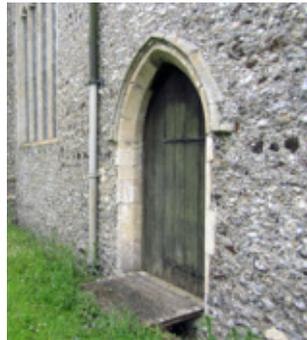


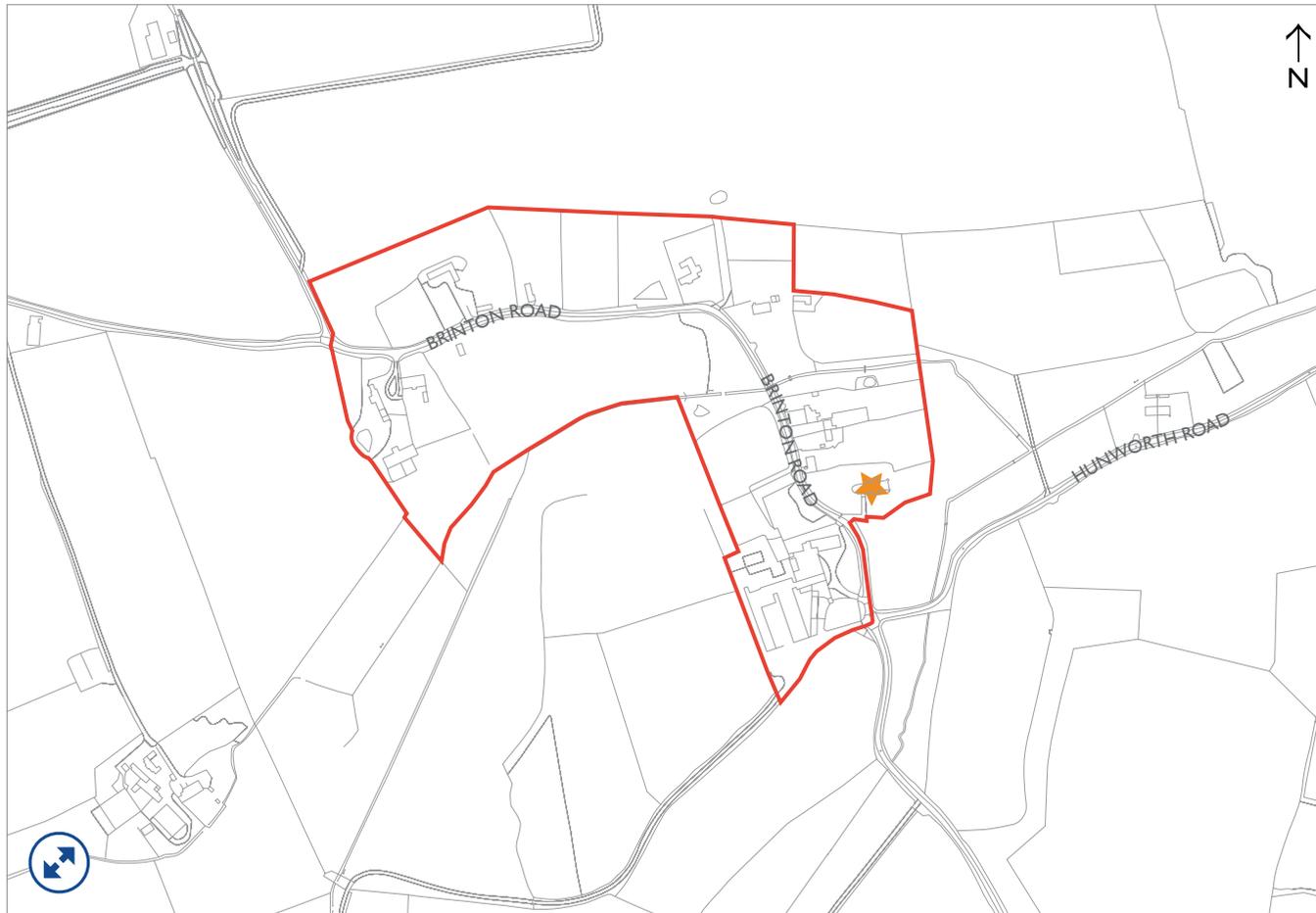
View of Stody Hall Barns showing modern barn between two historic barns



Farm building east of Kendles Farm complex with diapered brick pattern

Doors and Windows Palette





KEY

- Conservation Area Boundary
- ★ Major 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



Appendices



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[5.4 Heritage Assets Plan](#)

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5.1 INTRODUCTION

The proposed Stody 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 three listed buildings within the Conservation Area; the Grade I listed Church of St. Mary, and two Grade II listed farm buildings at Kendles Farm. A pair of cottages, Nos. 5 and 6 Stody Road, are Grade II listed and lie outside the proposed boundary to the east, though are within the setting of the proposed Conservation Area boundary.

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 55](#) 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.⁹⁹ 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.

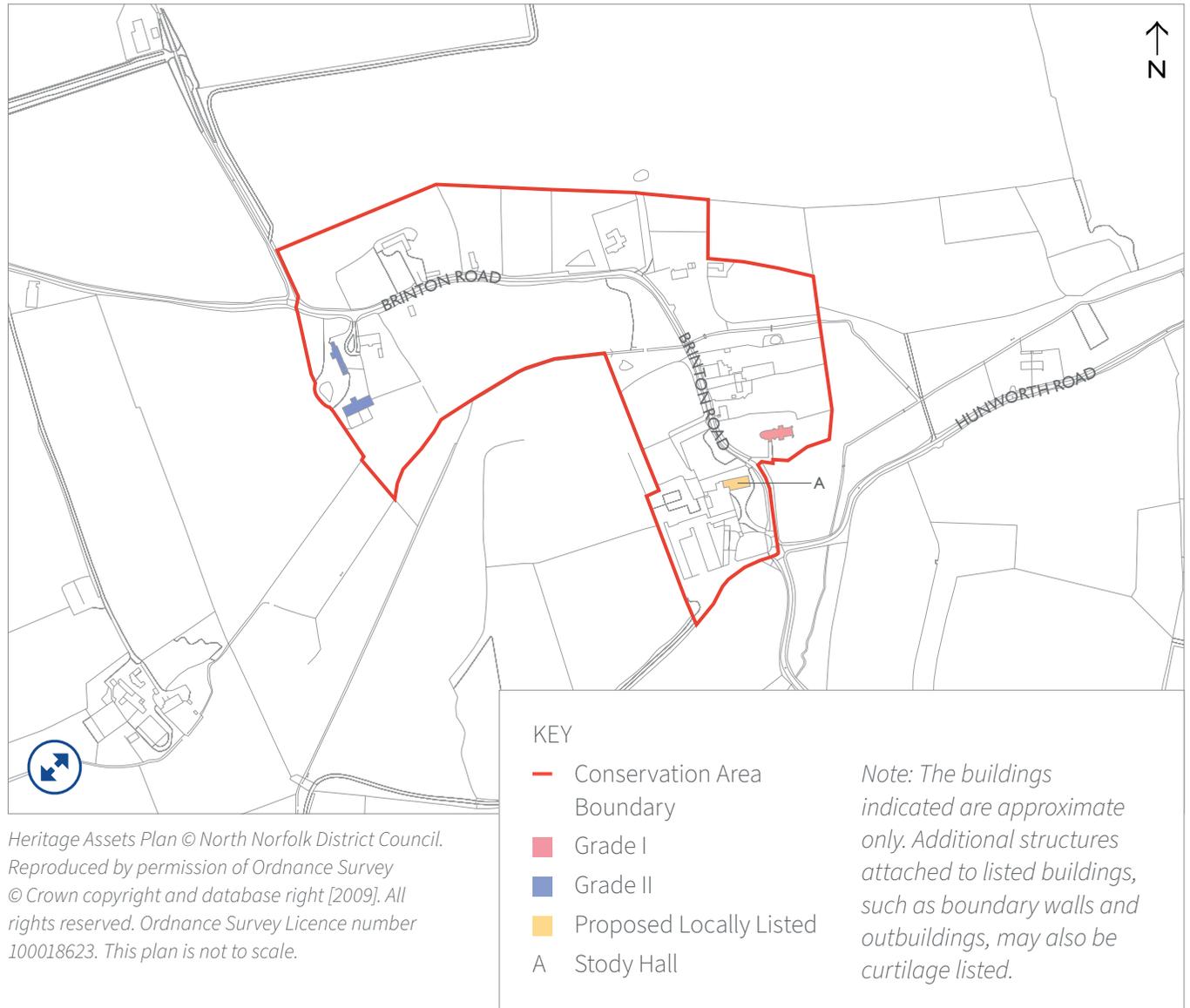
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated 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 Study 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.





5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.¹⁰

Stody is a large parish south of Holt. There is evidence of human activity within the area dating back to the prehistoric period. The earliest evidence of occupation is evidenced by a number of worked flint tools (NHER 29721, 40645), a polished axehead dating to the Neolithic period (NHER 6496) and an arrowhead (NHER 36685). Finds dating to the Bronze Age include copper alloy axeheads (NHER 6497, 6498, 29721 and 35016), a dagger blade (NHER 35016) and a spearhead (NHER 11466).

There have been no structural features dating to the Roman period recorded within the parish but there have been a number of finds including coins (NHER 6499, 29721, 50024), brooches (NHER 29721, 44045, 50024), pottery fragments and a pin (NHER 29721). Artefacts dating to the Anglo-Saxon period that have been found within the parish comprise a stirrup strap mount, pottery fragments and a brooch (NHER 29721).

St. Mary's Church (NHER 6528) is thought to have Anglo-Saxon origins, with a round west tower, a nave and chancel. The top of the tower and chancel date to the fourteenth century. The font dates to the thirteenth century.

Castle Hill Ringwork (NHER 1059) in nearby Hunworth is an almost circular enclosure with a single bank and ditch, sitting on a knoll above the Glaven Valley. Small scale excavations have been carried out but were not able to date the site, though it is thought to be Norman. There are a number of surviving earthworks visible from aerial photos that are thought to be platforms and ditches where medieval houses once stood within the parish, and medieval to post-medieval pottery, and flint and mortar foundations have been exposed by agriculture.

The Midland and Great Northern Railway (north to south line) (NHER 13584), built in the 1880s ran through the north of the parish, but was closed in the 1960s.



Section 6

Street-by-Street Assessment

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

Contents

- [1 Brinton Road \(North-South\)](#)
- [2 Brinton Road \(East-West\)](#)

6 Street-by-Street Assessment



Contents



Appendices



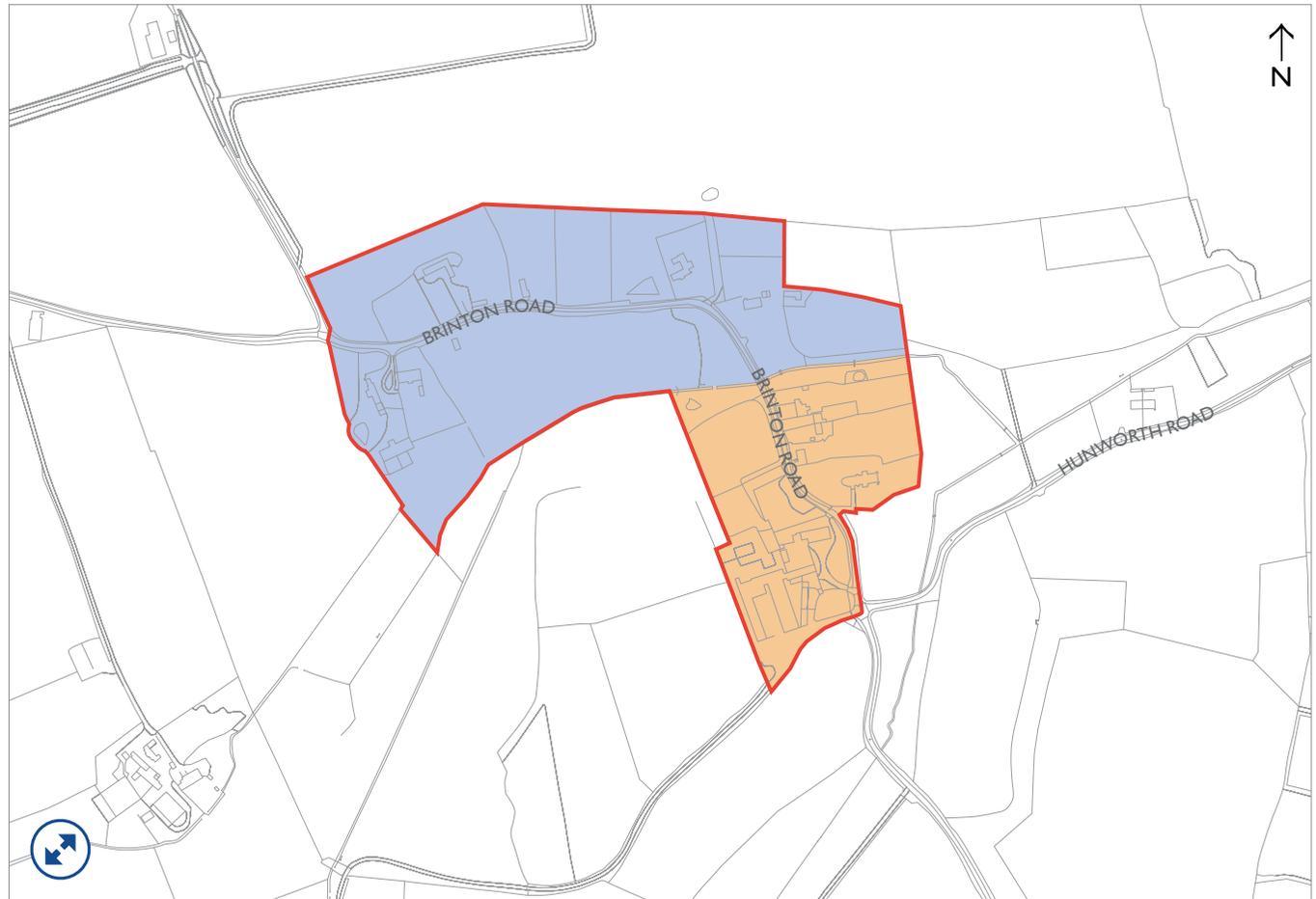
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Each of Study's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different 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.

KEY

- Conservation Area Boundary
- Brinton Street (East-West)
- Brinton Street (North-South)



Street by Street 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. BRINTON ROAD (NORTH-SOUTH)

Comparatively open character with a greater density of buildings, grassy verges and some mature trees. The church forms the focal point.



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Defining Features

- Farm buildings flank the west side of Brinton Road as part of Stody Hall Farm, including a brick, flint and red clay pantile barn.
- Stody Hall can be glimpsed from the south end of Brinton Road.
- A flint wall runs along the line of Brinton Road enclosing the graveyard.
- The tower of St Mary's Church is the focal point of the area. The key view is from the south end of Brinton Road with glimpsed views of the tower also possible along the street between buildings and trees.
- Farm buildings, cottages, a hall house and a church are the building types in this area.
- The buildings are generally set back from the road with fronting green areas or private gardens.
- The material palette is red clay pantiles, brick and flint for most buildings but flint, limestone and knapped flints on St. Mary's church.

- The river runs east-west through the northern part of the area and has two white wooden rails on top of the bridge in an appropriate vernacular style.
- Fields spread uphill to the west of Brinton Road and slope downwards behind the houses east of Brinton Road.
- A line of evenly spaced coniferous trees flank the west verge of Brinton Road enclosing the rear garden of Stody Hall.

Key Issues

- Growth of vegetation on flint wall enclosing graveyard could be potentially harmful to historic fabric.
- Presence of uPVC on some historic houses.
- Front gardens converted to driveways, though this has generally been carried out sympathetically.
- Some modern agricultural barns of corrugated metal which are incongruous to the historic character of the Conservation Area and can be seen west from the edge of the boundary.
- Some gravestones in the church are potentially at risk of falling and have lichen and vegetation growth on the stone surfaces.



1. BRINTON ROAD (NORTH-SOUTH) (CONT.)

Recommendations and Opportunities for Enhancement

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

- Carefully remove greenery from the wall. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used. When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Where possible cars should be parked out of view and front gardens should be retained to capture the rural feel of the area.
- Consider planting to screen modern agricultural barns.
- Gravestones at risk of falling should be supported or reset by a church monument conservationist. Vegetation and lichen growth should be removed by an expert to protect the stones.

Listed Buildings

Grade I

- Church of St. Mary

Proposed Locally Listed Buildings

- Stody Hall



2. BRINTON ROAD (EAST-WEST)

Enclosed rural character with the road running between mature trees. Land gently rising. Sparsely populated with buildings.



Defining Features

- The small single-track road is flanked with hedgerows, trees and sections of wooden fencing creating an enclosed feel.
- Materials palette is brick, flint, red clay pantiles and weatherboarding.
- Building types include cottages, medium sized houses, farm buildings, and a converted pub.
- Houses are typically set back from the road with clearly defined boundaries around gardens and driveways fronting properties.
- Open fields spread between the properties both east and west of the road.
- Two attractive eighteenth grade II listed farm buildings can be viewed from the west end of Brinton Road at Kendles Farm.
- A view of the tower of St. Mary's church can be seen from the west end of Brinton Road across fields looking south-east.

Key Issues

- Use of plastic sign with bold red colours to one property detracts from the rural feel of the setting.
- Use of uPVC windows on some historic buildings.
- Bins have been left at the front of properties and are visible from the road.
- Telegraph poles, aerials and satellites present in pockets of the area.

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2. BRINTON ROAD (EAST-WEST) (CONT.)

Recommendations and Opportunities for Enhancement

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

- A replacement sign should be used which has subtle lettering and a matte finish.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.
- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.

Listed Buildings

Grade II

- Barn at Kendles Farm
- Lofted Farmyard Range at Kendles Farm

Proposed Locally Listed Buildings

N/A



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, Materials and Techniques](#)
- [7.3 Pressures from Development](#)
- [7.4 Rural Character and Suburbanisation](#)
- [7.5 Second Home Owners and Holiday Cottages](#)
- [7.6 Dark Skies and Light Pollution](#)
- [7.7 Agricultural Uses](#)
- [7.8 River Location and Climate Change](#)

7.1 CONDITION

Generally, the condition of the conservation area is very 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. These include:

- Some historic walls around the churchyard which have vegetation growth to them. This indicates the presence of cracks or degrading mortar which has allowed water in and seeds to germinate. If left untended this could cause issues with the integrity of mortar joints. The walls should be repaired using lime mortar appropriate for use on historic structures (see section 7.2 and 8.3.1 below);
- Some of the gravestones in the churchyard also have moss and vegetation growth, as well as some that are at a considerable slant which require stabilisation. Some edging stones around graves also require resetting;

- One window on an outbuilding was noted as having flaking paint and some possible rotting timber; and
- The large barn to the west at Kendles Farm appears to have ridge tiles missing from the roof and some tiles that appear to be slipping. These require attention and reinstatement in order to avoid water ingress that would cause damage to the building fabric.



Vegetation growth on historic wall to the churchyard



Vegetation growth on historic walls in the churchyard



Some slanted gravestones and vegetation growth to monuments



Window in need of maintenance



Roof in need of repair

7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively to the Conservation Area. However, there are a few minor elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows

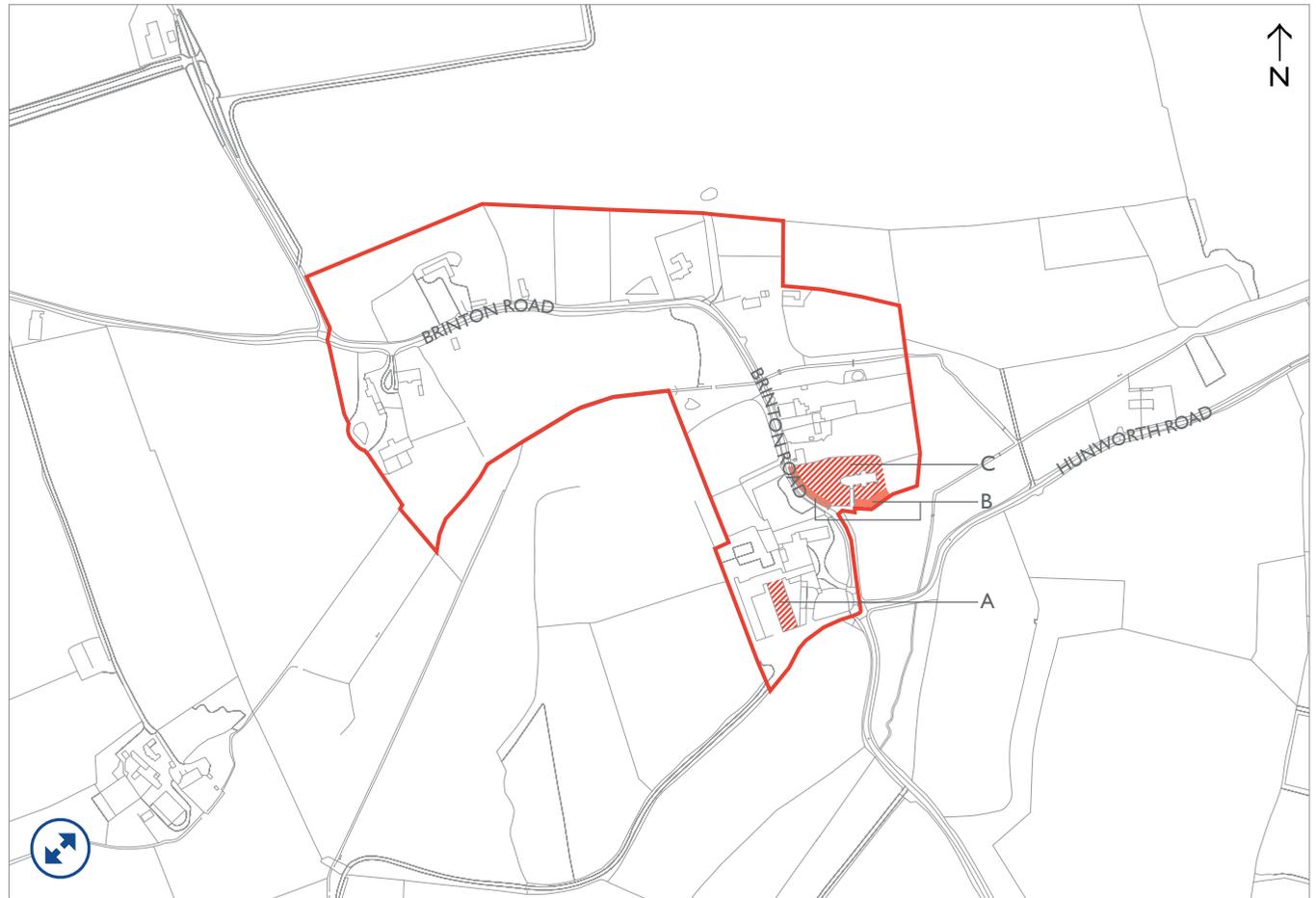
to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

There are only a few examples of uPVC windows in the Conservation Area. White framed uPVC windows, particularly those with chamfered edges to bulky frames or visible trickle vents, are usually the most intrusive visually. Other uPVC examples in the village are better designed, with flat frames and subtler colours. However, timber is still the preferred material.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.

The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. While there are few modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole, those which could become an issue if they became more widely spread include:

- Visible satellite dishes and aerials on chimneys and to the front of houses;
- Cement pointing to houses or walls which, as with cement render, traps moisture and creates issues with damp and decay; and
- Wheelie bins visible from the public highway, which would preferably be stored to the rear of houses or screened by planting or a sympathetic enclosure, such as one in timber.



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.

KEY

- Conservation Area Boundary
- ▨ Negative Feature
- A Modern barn
- B Vegetation growth to churchyard wall
- C Some gravestones in need of repair or resetting in the churchyard



Visible aerial



Visible satellite dish



Inappropriate uPVC windows



Cement pointing to an historic wall

7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of increased building within the village and the spreading of the settlement edges of Stody into the landscape of the Glaven Valley. One of the key characteristics of Stody is its rural feel with many open fields between buildings or small groups of buildings.

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. Developments of multiple houses are unlikely to be appropriate in Stody. New individual houses should remain relatively small in order to reduce or eliminate their impact in the surrounding Conservation Area and 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.

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. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.4 RURAL CHARACTER AND SUBURBANISATION

Stody's rural character is one of the things that make it so special. With potential pressure for new buildings, 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. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. 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.



Minimal road markings help to maintain a rural character



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Stody's location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

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 could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Stody, which retains this characteristic of its atmosphere and setting. 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 Stody at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Stody there is one modern barn located at Stody Hall Farm, in between historic barns. It can be seen in views from the road to the east and from the south along Brinton Road. The modern barn is large compared to the smaller historic barns adjacent. Its timber clad walls and corrugated metal roofing materials are also incongruous in comparison to the softer appearance of brick, flint and red clay roof tiles of the older barns.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. However, there could be opportunities to soften their appearance, such as with weatherboarding. New barns could be located where they are less visually intrusive and could use materials that are more in keeping with the character of the Conservation Area.



Modern agricultural barn in unsympathetic in context with historic barns



7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms could cause damage to buildings, while 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.

In Stody, the location of the river tributaries running through and adjacent to the village could mean potential increased incidences of flooding. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,¹¹ both in ecological terms and as a threat to historic buildings. Those buildings nearer the river tributaries 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.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. 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.

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.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.



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[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)

8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the proposed Study 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 Study 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 proposed Study Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Study is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- 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 pattern of development of sparsely located houses which are mainly detached, with wide areas of green space between.
- 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 character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The agricultural land surrounding the village will be preserved.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Study that is a fundamental part of its character, which includes predominately flint, brick, some weatherboarding and red clay pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify any 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 dormer windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls 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.
- 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

Study has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

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. Therefore, 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.

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.



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 three Listed Buildings and one proposed Locally Listed Building within the proposed Study 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 Study 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 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.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area in which it is proposed. 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 alterations, extensions and demolition 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, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.



- Historic plot or field boundaries should be preserved when new development occurs.
- 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.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area has a rural character which is vulnerable to incremental change that cumulatively affects its appearance. 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.

Current public realm features within the Conservation Area are in materials that are appropriate to the character of the area, such as timber benches or notice boards. Ubiquitous road signs 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.

Stody 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.

The green spaces within Stody, including the graveyard and agricultural fields between buildings, provide an important contrast with the buildings and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.

- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.

8.3.6 Setting and Views

The setting of Stody contributes to its special interest. The physical setting encompasses open agricultural fields, hedgerows, woodland, the river tributaries and gently undulating landscape. Its setting to the east and north is designated as part of the Glaven Valley Conservation Area, important for its agricultural and milling history.

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.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church of St. Mary, will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 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 potential for new conservation areas should be periodically reviewed as part of a conservation area appraisal process and new areas adopted as appropriate.

The need to review new conservation area boundaries 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).

In the case of Stody, the village is currently within the large Glaven Valley Conservation Area. However, it is the only village within the Glaven Valley which is not designated in its own right as a Conservation Area, which seems an anomaly.

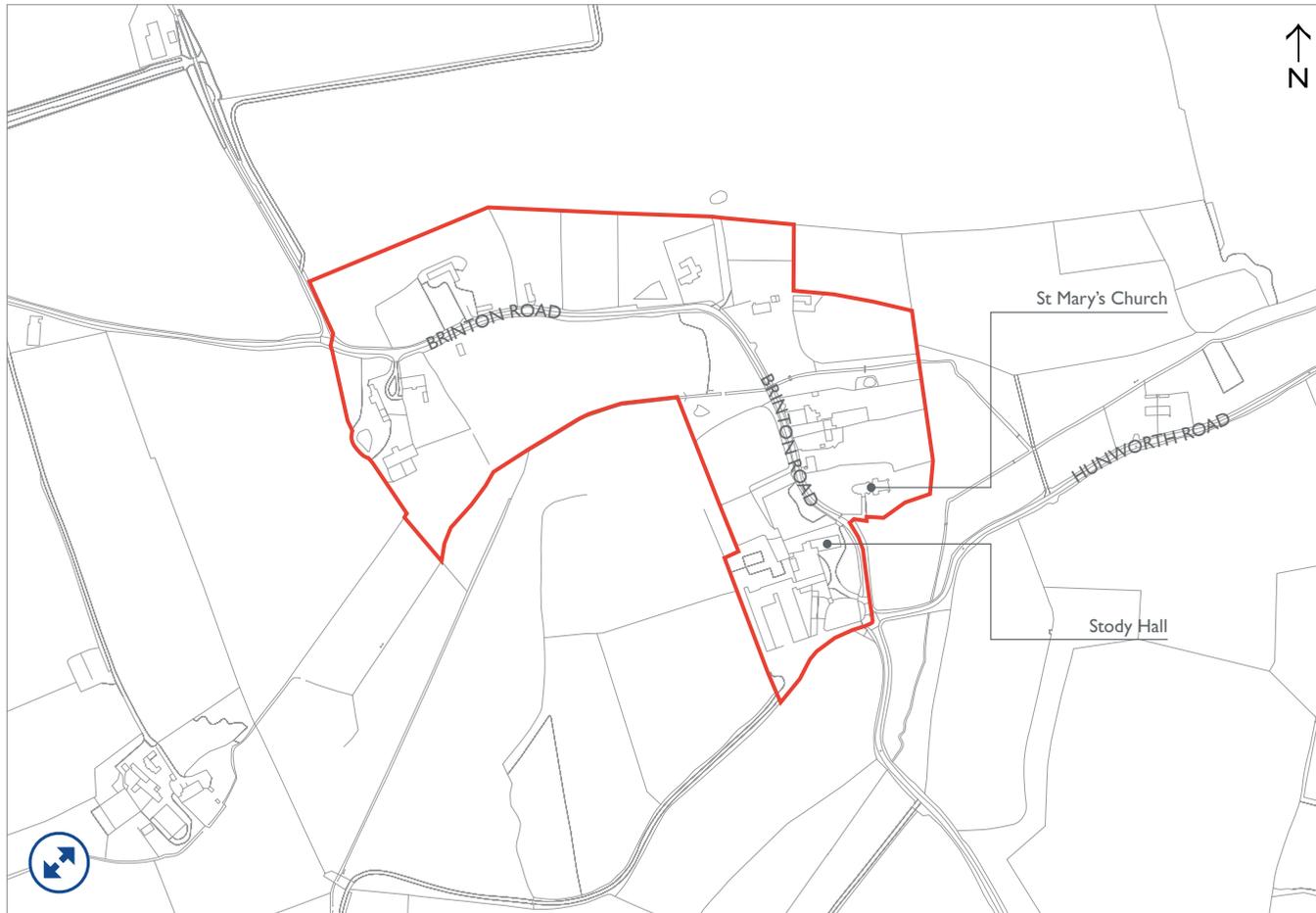
A proposed boundary has been drawn to encompass the historic village core around the church, buildings along Brinton Road and important historic farm buildings to the north-west. The village has character as a rural settlement, with vernacular buildings that demonstrate the building materials and styles of North Norfolk. Its church is an excellent example of a round tower church common in the region and Stody Hall is an impressive manor house. Both buildings, particularly the church, command key views and act as focal points. The agricultural history of the village is demonstrated in farm buildings at Stody Hall Farm and Kendles Farm. Those at the latter are particularly large and impressive, which is recognised in their Grade II listing.

The current protection under the designation as part of the Glaven Valley Conservation Area will be switched to the new Stody Conservation Area, therefore meaning there is no change to the level of protection the village has, merely a better defined assessment of the character and appearance which make the village special. This means that planners and conservation officers will be able to more accurately judge planning permissions for change within the village according to the effect it will have on the village's own characteristics.

The boundary has been reviewed and the proposed new Conservation Area boundary is detailed shown on the plan on the following page. If, following public consultation, this new Conservation Area is approved, the Appraisal document and maps will be updated in accordance with the proposed boundary for the final adopted document.

Recommendations

- Remove Stody from the Glaven Valley Conservation Area and designate Stody as a Conservation Area in its own right.



KEY

— Proposed Conservation Area Boundary

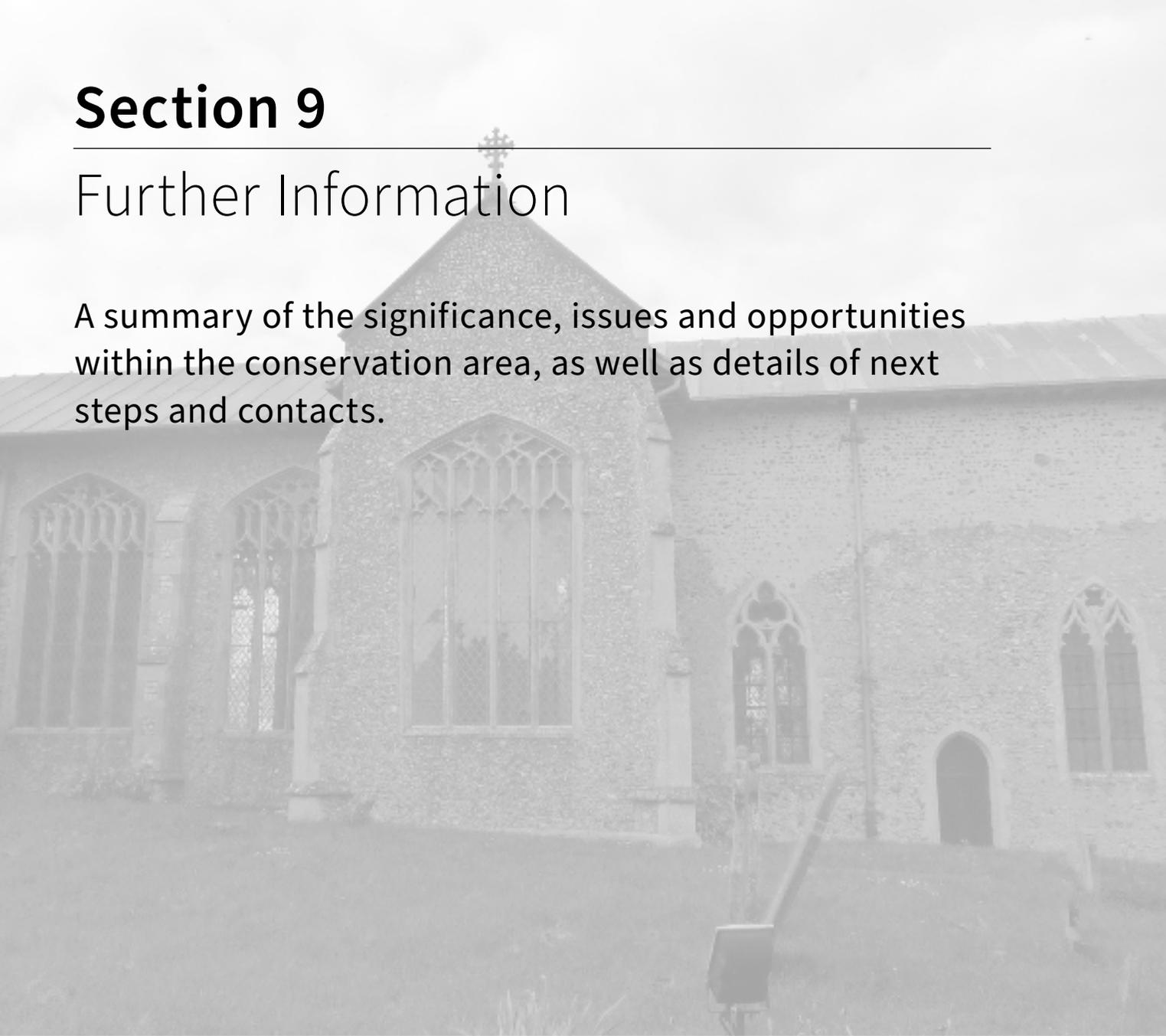
Boundary Review plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.



The preservation and enhancement of the character, appearance and special architectural interest of the proposed Study 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



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Appendices



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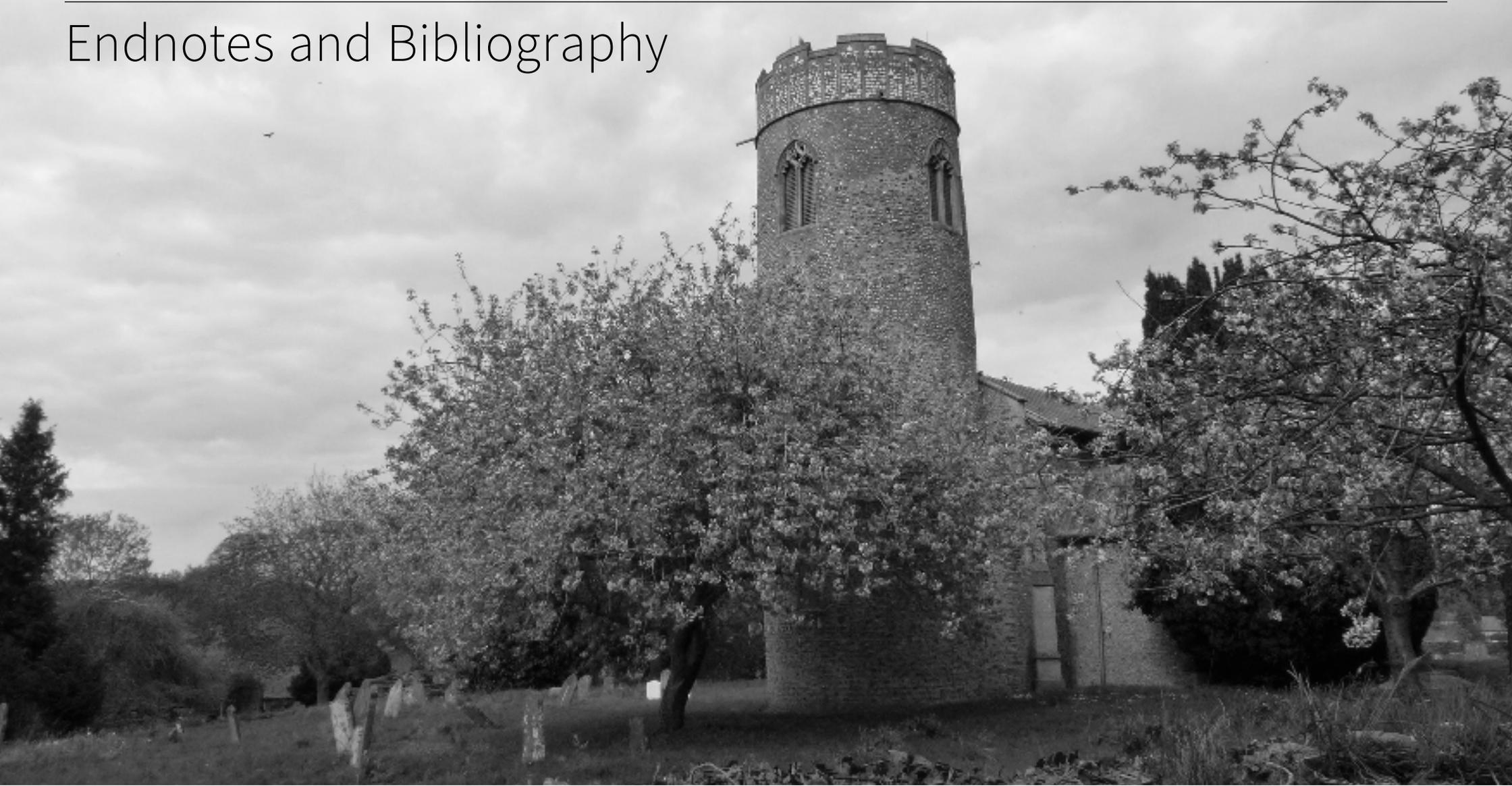
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Appendix A

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?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))
- 05 <https://opendomesday.org/place/TG0635/hunworth/>
- 06 Len Bartram, *Hunworth and Stody*, p. 30.
- 07 Len Bartram, *Hunworth and Stody*, p. 30.
- 08 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 09 See Historic England *Local Heritage Listing* (2016) for more details
- 10 Hunworth – Stody, Heritage Explorer Norfolk (<http://www.heritage.norfolk.gov.uk/record-details?TNF1704>) [accessed 1st April 2020].
- 11 Holt-Wilson, 2014, p.8
- 12 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 370 Hunworth Tithe Map

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

Estate Surveys

NRS 21385 Survey of the Estate of Robert Britiffe Esq in the parishes of Hunworth, Stody, Thornage, Bringham in Norfolk, 1726

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

Plan of part of the Stody Estate, Norfolk, for sale by auction by Francis Hornor & Son, 1965



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Bartram, Len, *Hunworth and Stody*, 1999

Cozens-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII

Pevsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002

PAST REPORTS

Historic England, Conservation Principles, Policies and Guidance, 2008

Historic England, Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition), February 2019

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Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019

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North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

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WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

British History Online, Stody, <https://www.british-history.ac.uk/topographical-hist-norfolk/vol9/pp438-442>

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

Movie Makers Guide, 'Stody Hall', <http://www.moviemakersguide.com/unitedkingdom/england/stody/hall.htm>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Norfolk Heritage Explorer, Stody, [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))

North Norfolk SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Open Domesday, 'Hempstead', <https://opendomesday.org/place/TG1037/hempstead/>

Stody Estate, <https://www.stodyestate.co.uk/>

LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix B

Glossary of Terms



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 harm¹² (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

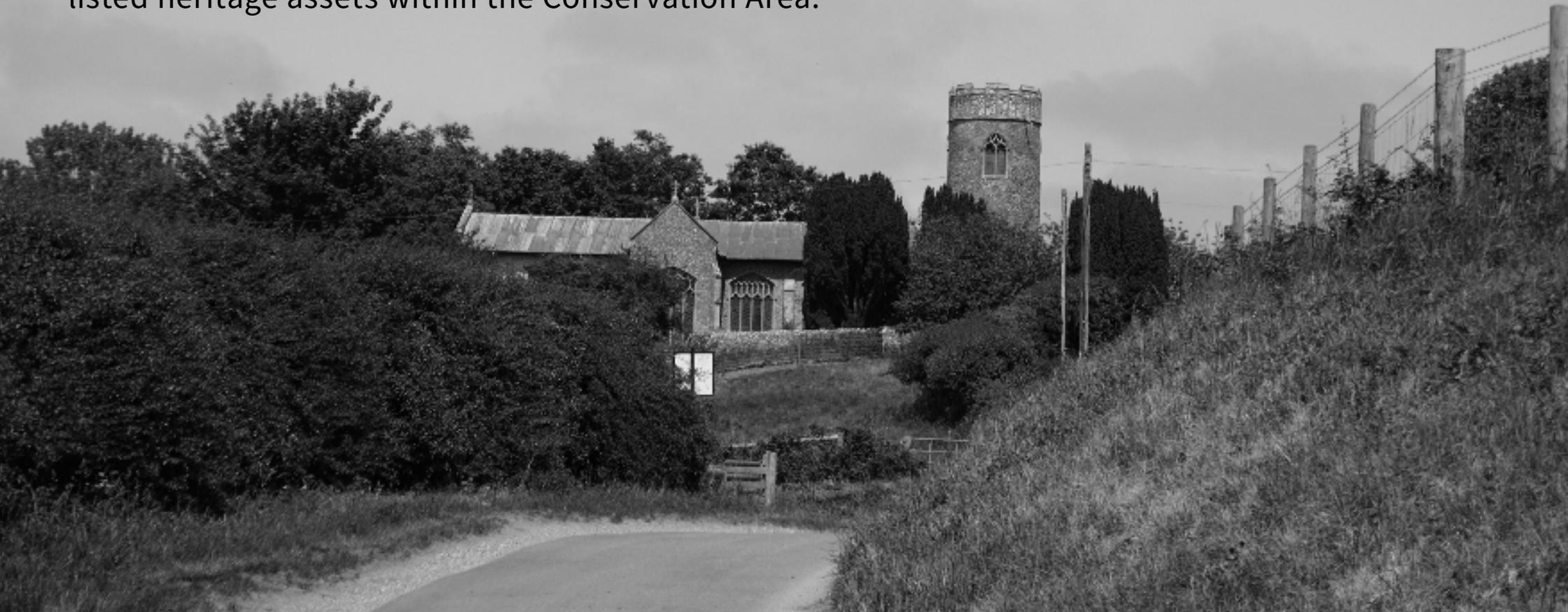
An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C

Audit of Heritage Assets

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



BRITON ROAD (EAST-WEST)

Address / Building Name	Lofted farmyard range at Kendles Farm
Street-by-Street Area	Briton Road (East-West)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373797
Brief History	Late C18.
Brief Description	Two storey, long range, one bay outshut to west. Various timber doors on ground floor and timber casements to the loft on the floor above. Flint with brick dressings, pantile roof.



Address / Building Name	Barn at Kendles Farm
Street-by-Street Area	Briton Road (East-West)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304510
Brief History	C18
Brief Description	Eight bay barn. Blocked ventilation slits. Large double doors to north side. Flint with brick dressings, pantile roof.

Photo taken 2018



BRITON ROAD (NORTH-SOUTH)

Address / Building Name	Church of St. Mary
Street-by-Street Area	Brinton Road (North-South)
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304544
Brief History	Mainly C15 though round west tower C11.
Brief Description	Coursed flint with flushwork to parapet. Stone dressings. Lead roof. Round tower to west. Traceried windows.

Photo taken 2018



Address / Building Name	Stody Hall
Street-by-Street Area	Brinton Road (North-South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C16
Brief Description	Two storey brick and flint house. South elevation has three central bays flanked by gabled bays either end. Sash windows and glazed double door with Classical porch (possible modern). North elevation has attic rooms denoted by dormers and three storey projecting range, possible the original entrance. Proposed for local listing because of its considerable age and its history as one of the key houses in the village.

Photo taken 2018



Appendix D

Full Size Plans



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Appendix A



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