

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



**NORTH  
NORFOLK  
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COUNCIL**



## INTRODUCTION & BACKGROUND

- This report seeks approval to adopt the Baconsthorpe, Glandford, Hempstead, Holt & Letheringsett CAA
- These five documents have been produced in collaboration with the Council's appointed consultants Purcell.
- As part of managing the Council's 81 Conservation Areas – funding was received for the review of the Glaven Valley. These five were selected as priority cases due to:
  - Their 1970's & 1980's designation
  - A need for robust definition and understanding
  - Requirement of a stronger foundation to aid and defend decision making

## POLICY CONTEXT

- A Conservation Area is defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Planning (Listed Buildings and Conservation Areas) Act 1990
- Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas.
- The appraisal documents now being considered conform to current Historic England guidance (Conservation Area Designation, Appraisal and Management 2019).

## BENEFITS OF REVIEW

- As a tool to demonstrate the area's special interest
- As a method of community engagement
- As educational and explanatory tool
- As a method of understanding character
- As a material consideration
- As a management tool
- As a process of boundary review

# STRUCTURE OF THE REVIEW

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## CONSULTATION & FEEDBACK

A six week period of public consultation was undertaken from **01 February – 12 March 2021**

A total of 16 consultation responses were received from members of the public, parish councils and interested parties.

- The CAA documents and associated material made available on the Councils website.
- Additional complimentary online content.
- Press release to various media outlets.
- Council own social media campaign.

## BACONSTHORPE BOUNDARY REVIEW

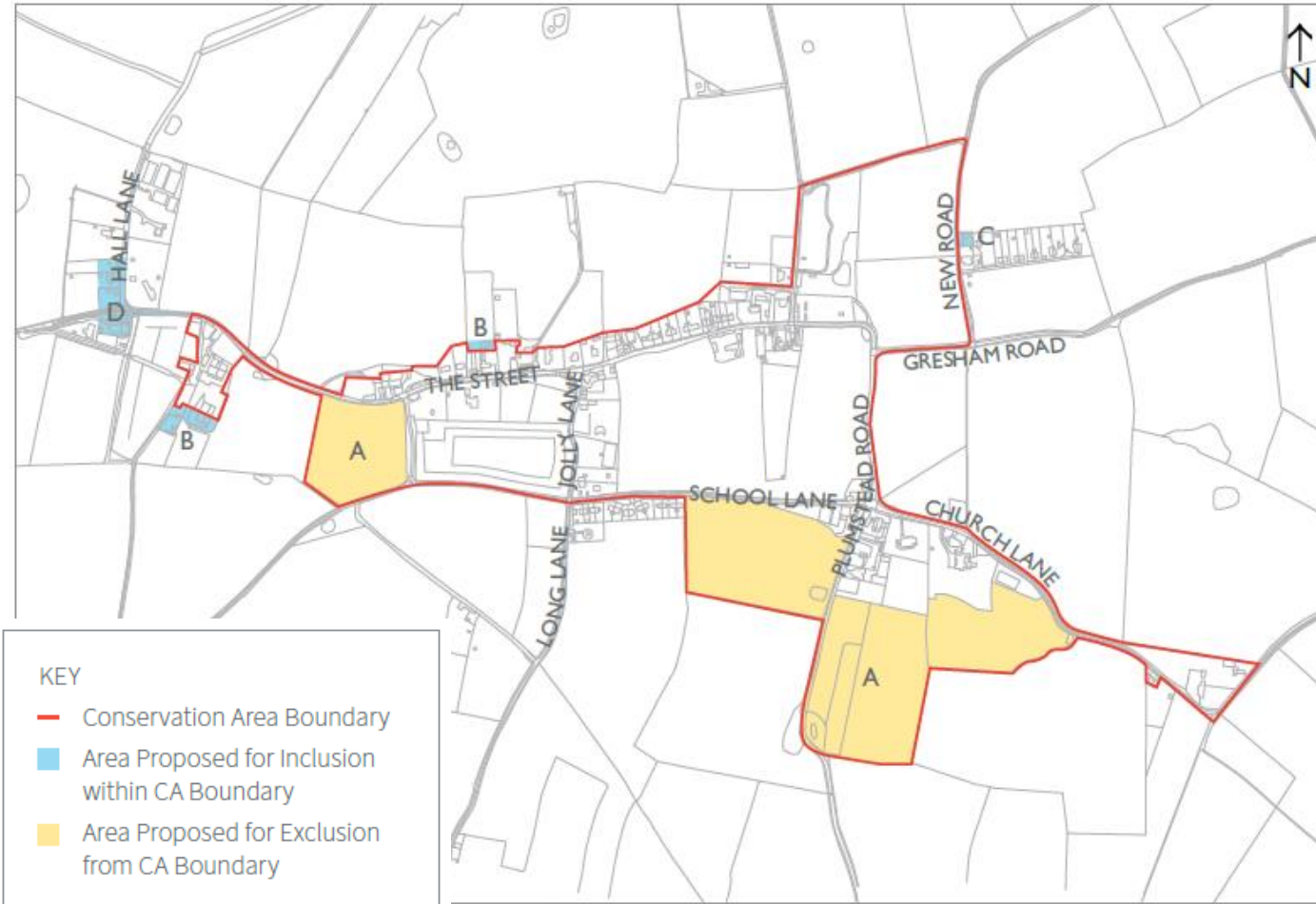
### Boundary changes to be adopted:

A) Fields removed from the boundary because they do not provide key views and in order to provide more focus on built development within the Conservation Area boundary.

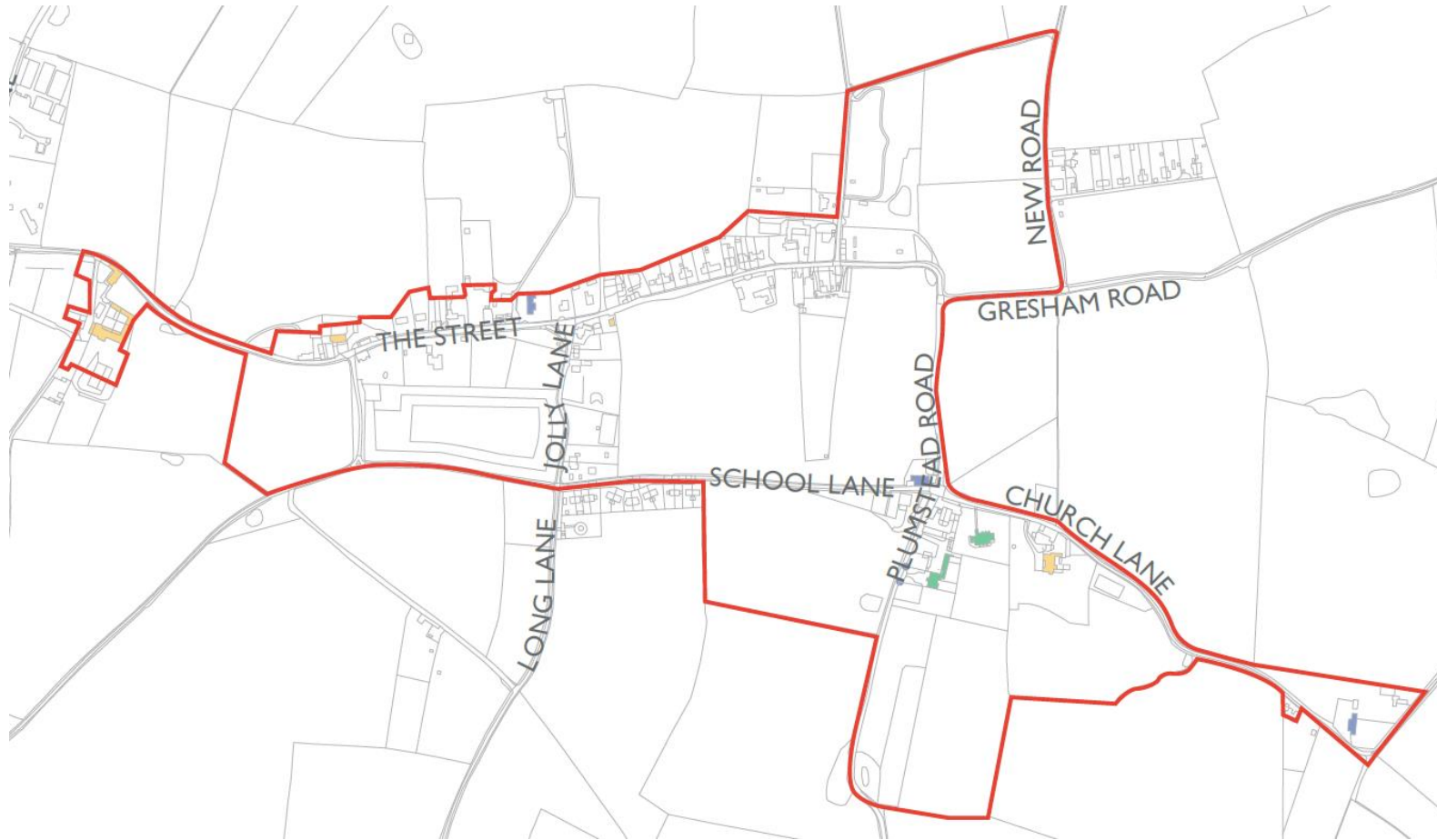
B) Two areas where the boundary cuts through buildings or does not include full groups of buildings. The changes are to rationalise the boundary, but have been adjusted following consultation to exclude modern development at Pitt Farm.

C) Historic cottage dated 1850, similar date and characteristics to many of the buildings in the Conservation Area now within the boundary.

D) A group of historic cottages at the corner of The Street and Hall Lane, which display similar characteristics to buildings within the conservation area.



# BACONSTHORPE LOCAL LISTING



Address / Building Name	The Rectory
Street-by-Street Area	Church Lane/Plumstead Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late-18th or early-19th century

**Brief Description** Three storeys in red and gault brick, with a stone parapet on, a slate roof. Timber sash windows, a Classical architrave frames the painted timber panelled front door. Proposed for local listing for its link with the church, its elegant appearance and as one of the larger, grander buildings in the Conservation Area.



Address / Building Name	Pitt Farm and barns to the rear
Street-by-Street Area	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Sixteenth to seventeenth century house, with large flint and timber barns. Anecdotally has a connection with Anne Boleyn.

**Brief Description** Red brick house with steep dutch gable hipped roof. Small casement windows. Window to rear looks to be sixteenth century. Proposed for local listing because of its considerable age, the impressive size of historic barns to the rear of the house, and the potential historic connection to Anne Boleyn. It is unusual that a building of this age is not nationally listed.



Address / Building Name	Wesleyan Chapel
Street-by-Street Area	The Street (3)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1844

**Brief Description** Former Wesleyan Chapel now converted to residential. Pebble flint with gault brick dressings. Arched windows and door to north end are distinctive. Name and date plaque on north elevation. Proposed for local listing for its distinctive design, its demonstration of the popularity of Methodism in the area and as a former communal building.



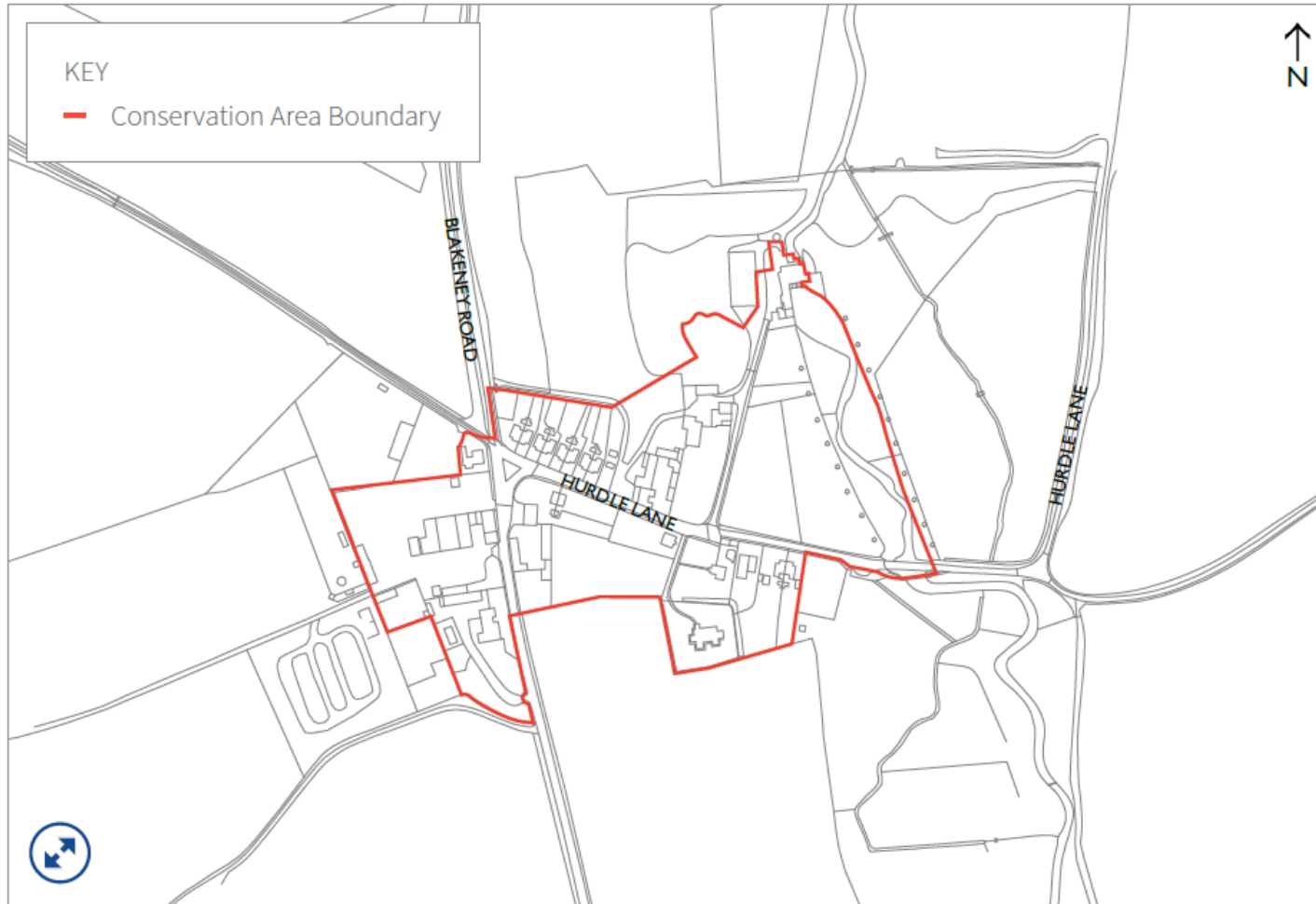
Address / Building Name	Ash Tree Farm
Street-by-Street Area	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-eighteenth century.

**Brief Description** Red brick house with red brick dressings and pantile roof. Proposed for local listing because of its elegant symmetrical façade, good quality doors and windows, and as one of the larger and better quality farmhouses within the village.





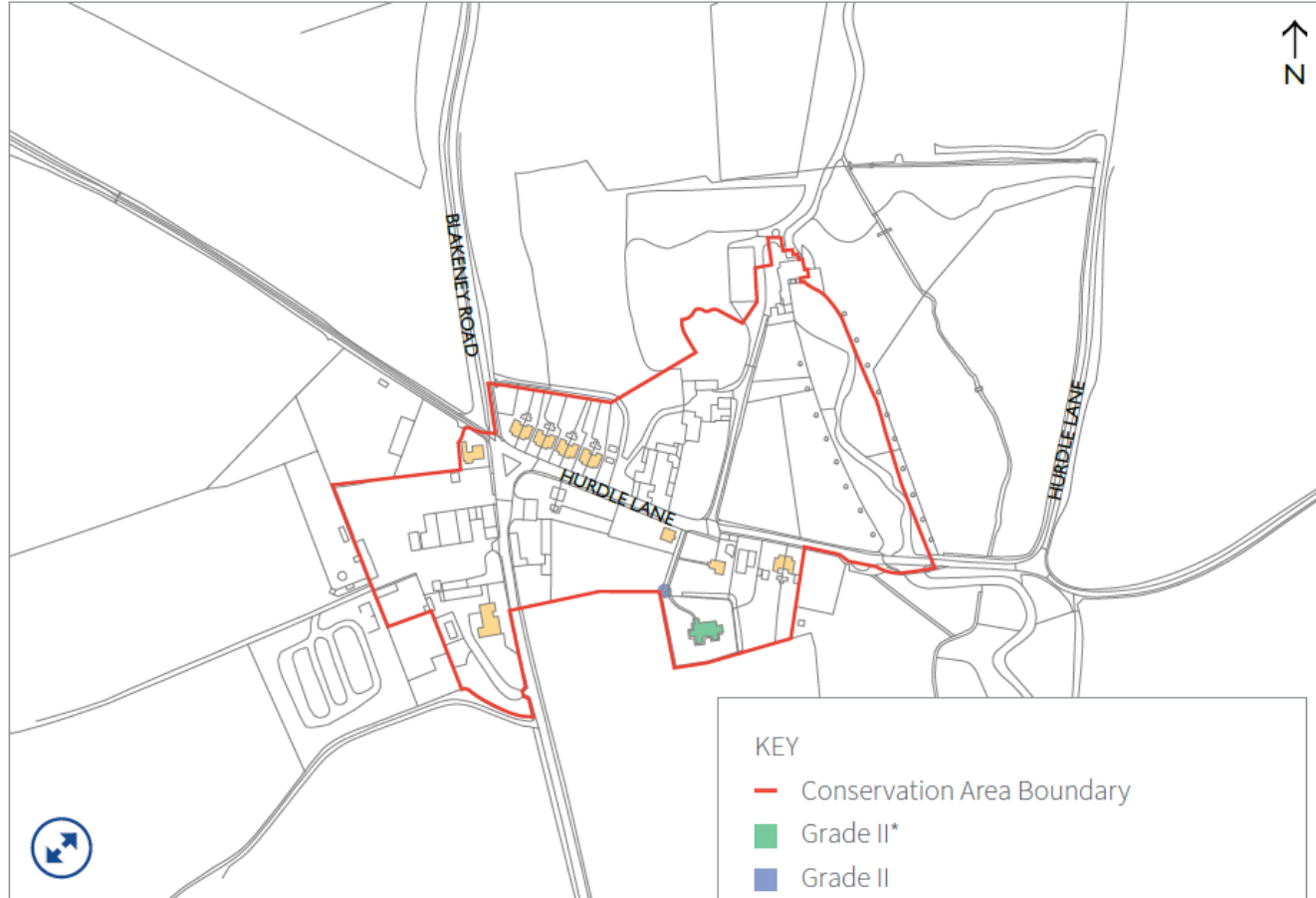
## GLANDFORD BOUNDARY REVIEW



### Boundary changes to be adopted:

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


# GLANDFORD LOCAL LISTING



Heritage Assets 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.

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


Address / Building Name	Church House
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Side-on flint cottage facing shell museum. Group value with Church and Shell Museum. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.



Address / Building Name	Row of semi-detached houses
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Four pairs of flint cottages with Dutch gables, set back from road, bounded by flint walls and original iron-work gates. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. The row of cottages are also a local landmark on Hurdle Lane.




Address / Building Name	Shell Museum
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Built 1915, paid for by Sir Alfred Jodrell of Bayfield Hall.
Brief Description	Charming flint chapel style building, operating as Shell Museum, set in attractive garden. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. The Shell Museum is also a local landmark on Hurdle Lane.




Address / Building Name	Mill Cottages
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Pair of flint cottages with Dutch gables. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.



Address / Building Name	Manor Farmhouse
Street-by-Street Area	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Flint and red brick farm house, with Dutch gables built side on to the road. Surrounded by mature gardens and bounded by extensive flint wall and flint outbuildings to the north. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. Manor Farmhouse is also a local landmark on Blakeney Road.



Address / Building Name	Holbrook
Street-by-Street Area	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Similar in style to Manor Farmhouse but on a smaller scale. Also built side on to Blakeney Road. Prominent chimney stack. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.



## HEMPSTEAD BOUNDARY REVIEW

### Boundary changes to be adopted:

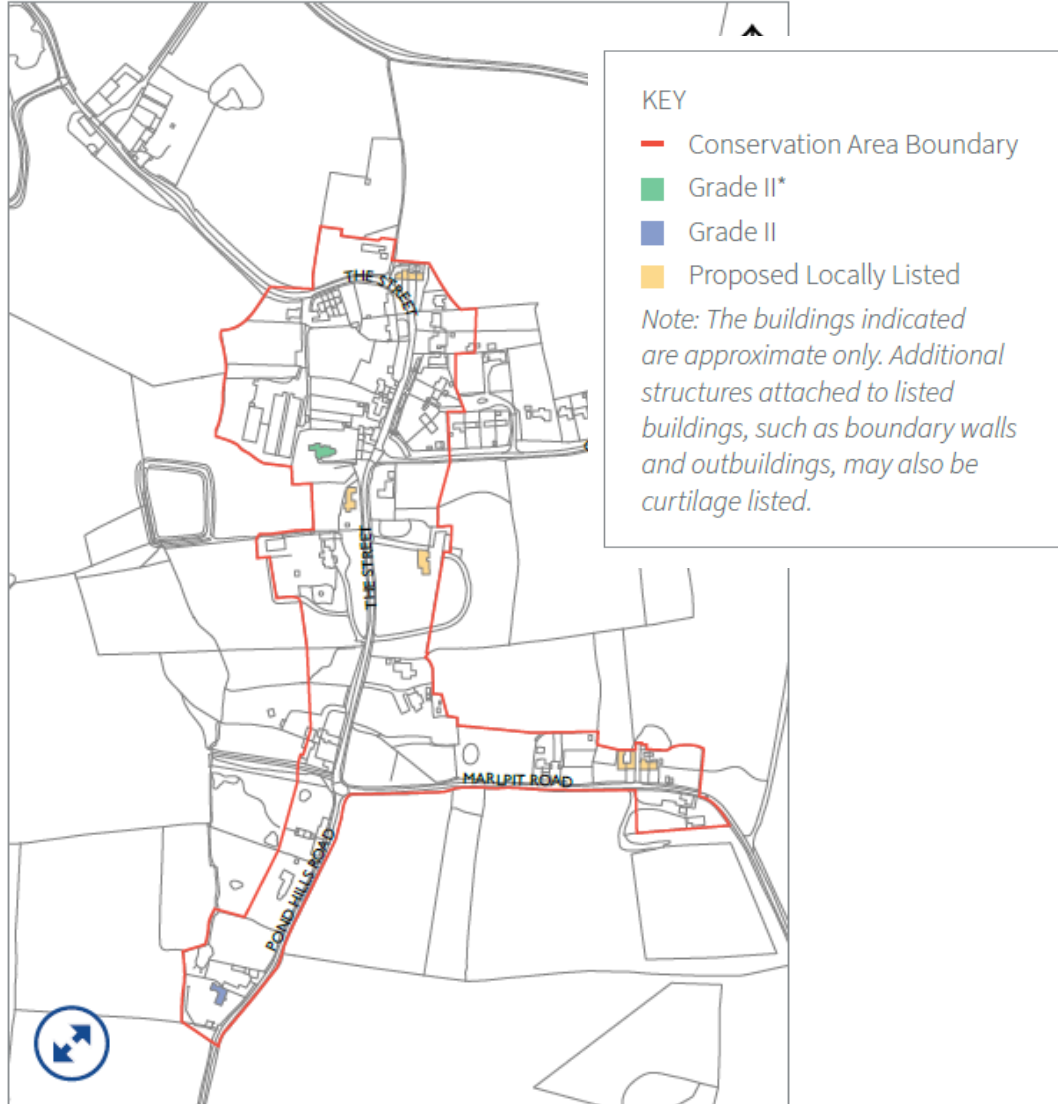
The boundary has been reviewed. It currently covers all the historic development within the Conservation Area apart from the later houses on Chapel Lane. These are generally of lesser architectural quality than the historic buildings within the village and do not have the same historic value. Therefore,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

In conclusion, no changes to the boundary of the Hempstead Conservation Area are proposed.



Hempstead 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.

# HEMPSTEAD LOCAL LISTINGS



Address / Building Name	White Horse Cottage
Street-by-Street Area	The Street (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	18th/early-19th century
Brief Description	Complete row of flint cottages with red brick dressings. They have distinctive stepped gables to dormer windows and end gables. The building is a focal point at the north end of The Street and forms a local landmark in the village.



Address / Building Name	43-44, & 45 & Tinker's Cottage
Street-by-Street Area	Marlpiit Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Between 1841 and 1886
Brief Description	Row of single storey flint cottages with red pantile roof. Small decorative gables to front and red brick dressings. Uniform design indicates these could be estate cottages built for workers.



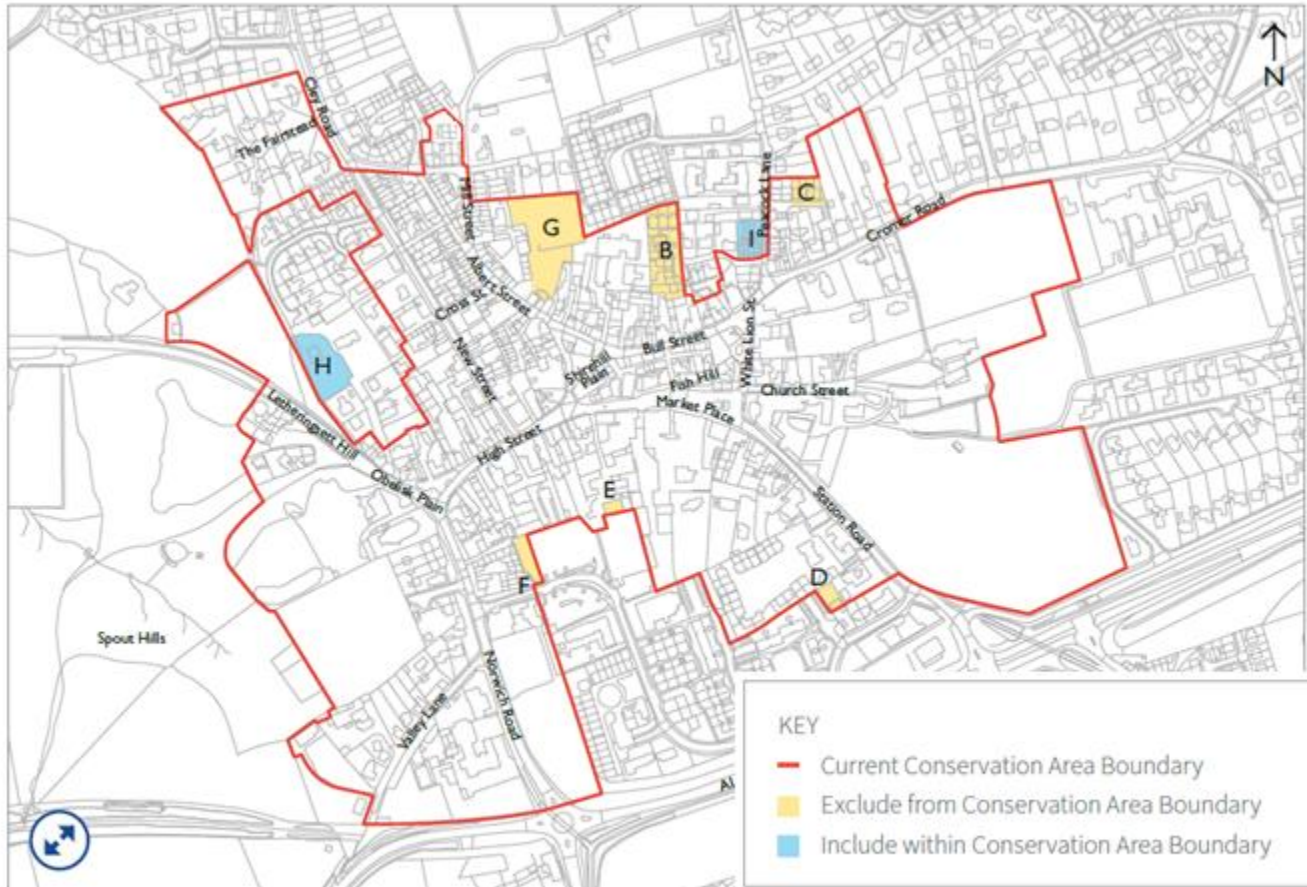
Address / Building Name	Hempstead Lodge
Street-by-Street Area	The Street (South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-1841, with 20th century extensions
Brief Description	Large red brick country house, in red brick, set in large grounds. One of the grandest buildings in the village with a potentially older core than the external red brick frontage.



Address / Building Name	The Old School Room
Street-by-Street Area	The Street (South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Between 1841 and 1886
Brief Description	Single storey school room of flint with red brick dressing. Formerly the village school converted to dwelling and therefore has a connection to local social history. Has an attractive red brick bell motif built into the north-west facing gable, with the old school bell still intact to the rear.



## HOLT BOUNDARY REVIEW



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.

### Excluded from the boundary:

B,C) Modern housing of an indifferent design which does not have special interest and therefore does not merit being included within the boundary.

D) The boundary cuts through the centre of a modern house and plot. The boundary has been redrawn around the edge of the plot to exclude this modern house.

E,F) The former northern range of the supermarket has been removed, as has the remainder of part of the car park, the rest of which is already excluded.

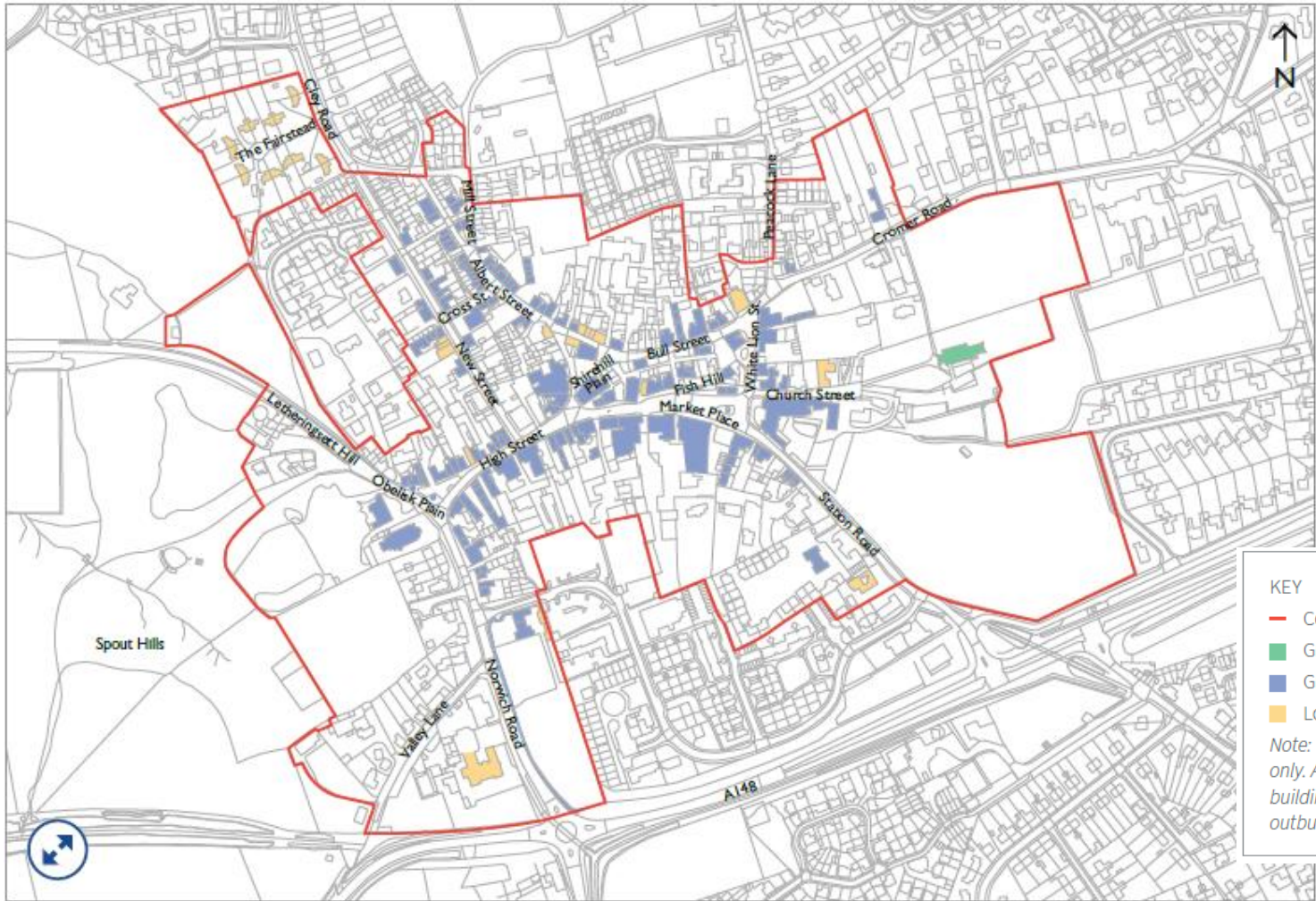
G) The Albert Street car park does not contain any heritage interest and has been removed from the boundary, as have the public WC's.

### Included within the boundary:

H) A house dating from the early-twentieth century, which was one of the firsts to be built in the field to the east of the Horn Pits. It is an attractive house with castellated porch and good quality timber sash windows.

I) Four late-Victorian/Edwardian cottages in a terrace with many original features. All but one retain sash windows and the eastern pair remain un-rendered to reveal brick and flint walls. The bay windows and veranda are attractive features and these are better preserved examples than some of those on Peacock Lane which are currently included within the boundary.

# HOLT LOCAL LISTING



Address / Building Name	Former Police Station (No. 32a Station Road)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1855
Brief Description	House, former police station. Two storeys. Brick part rendered on north elevation, slate roof, brick chimney, timber sash windows. Doors not seen.

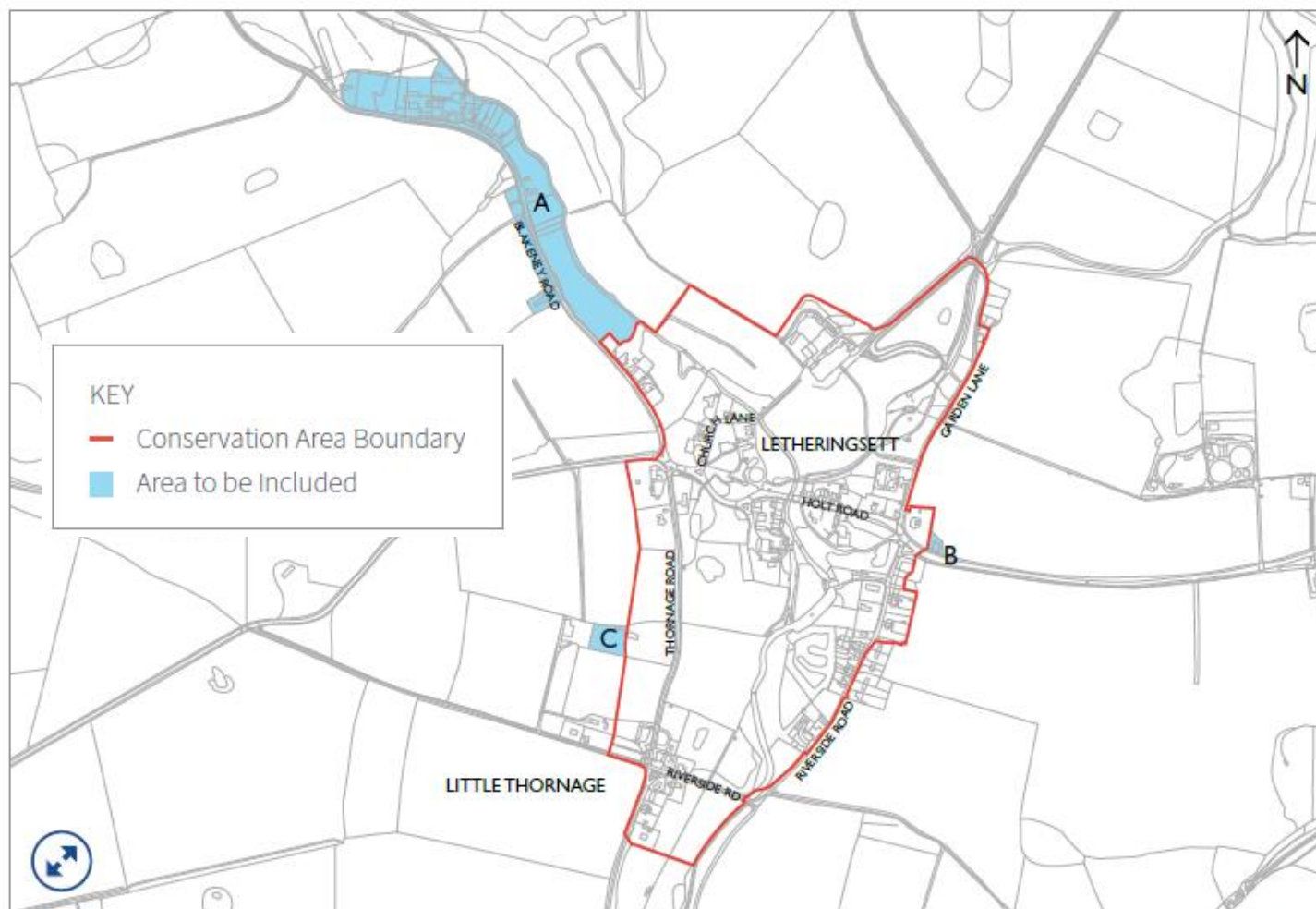


**KEY**

- Conservation Area Boundary
- Grade II\*
- Grade II
- Locally Listed

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

## LEATHERINGSETT & LITTLE THORNAGE BOUNDARY REVIEW



### Boundary changes to be adopted:

A) To the north of the current Conservation Area boundary, on Blakeney Road, are a series of cottages and farm buildings that are currently within the Glaven Valley Conservation Area boundary. That Conservation Area is primarily characterised by scattered farms, former mills and large country houses. The smaller domestic buildings on that outskirts of villages are typically more closely related to the character of the settlements, as is the case here. These buildings share similar characteristics in terms of scale, use and materials as the Letheringsett and Little Thornage Conservation Area, and forms an outlying group of cottages and farm buildings in the same way as Little Thornage itself. Therefore, the boundary has been redrawn to include this group of buildings.

B) The village hall has been incorporated into the boundary, built over 100 years ago the building has since formed part of the social life of the village.

C) Part of the boundary cut through a large plot on the west side of Thornage Road, cutting directly through Waveney House. This has been redrawn to follow the plot line and include the whole of the house.

# LEATHERINGSETT & LITTLE THORNAGE LOCAL LISTING



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



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



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





## CONSULTATION & NEXT STEPS

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

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



**NORTH  
NORFOLK  
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COUNCIL**

**Brinton**  
Conservation Area Appraisal and Management Plan  
Second Draft: March 2021

Note: This report has been written on the assumption of the value and thoroughness being reported on the site.

**NORTH  
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PURCELL

**Edgefield**  
Conservation Area Appraisal and Management Plan  
Second Draft: March 2021

Note: This plan covers the current CA boundary, but the report has been written as though for the proposed boundary.

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PURCELL

**Hunworth**  
Conservation Area Appraisal and Management Plan  
Second Draft: March 2021

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PURCELL

**Sharrington**  
Conservation Area Appraisal and Management Plan  
Second Draft: March 2021

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PURCELL

**Thornage**  
Conservation Area Appraisal and Management Plan  
Second Draft: March 2021

Note: This document has been prepared on the basis that the proposed Heritage Conservation Area will be split into two conservation areas.

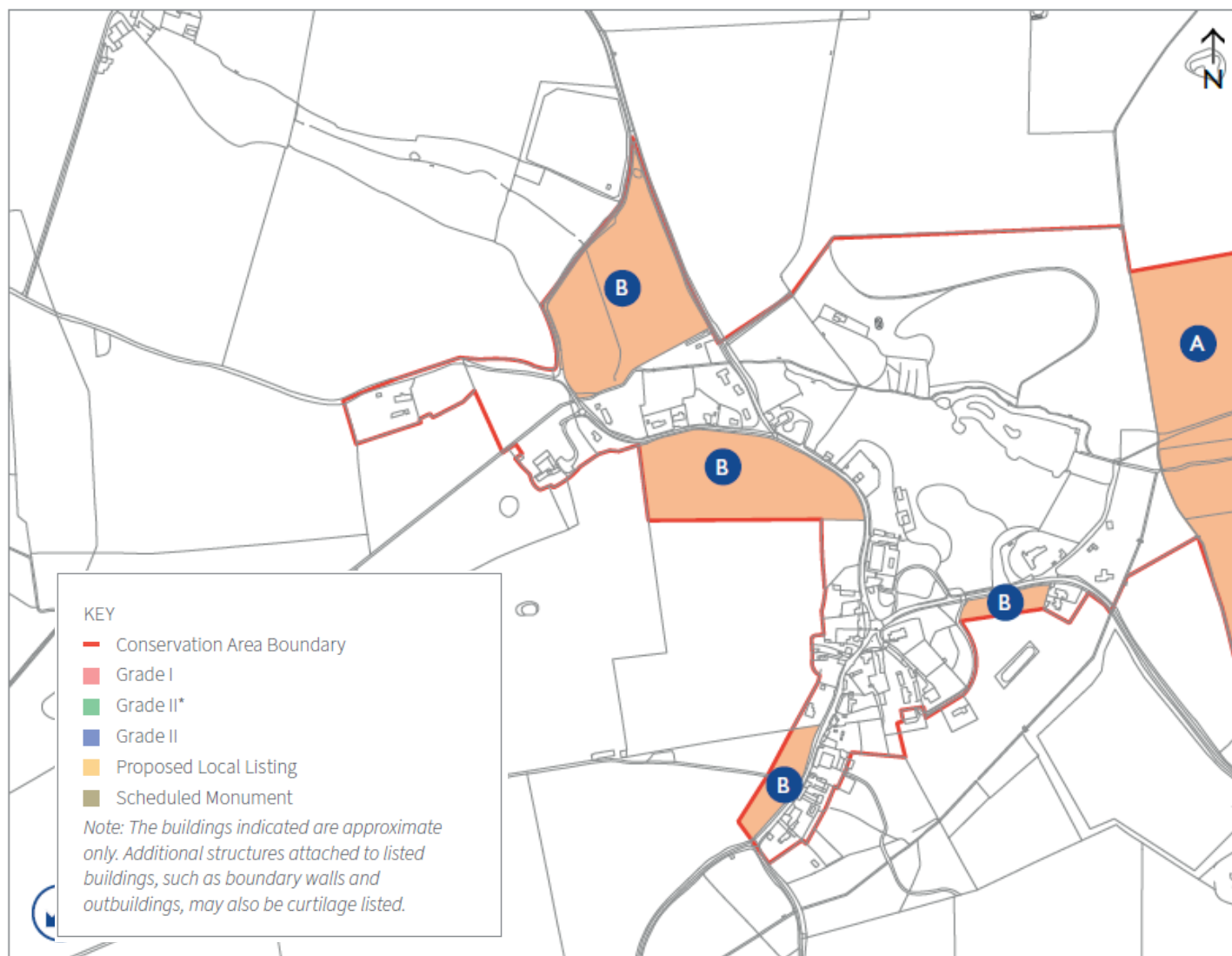
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**Stody**  
Conservation Area Appraisal and Management Plan  
First Draft: July 2020

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COUNCIL**  
PURCELL

## INTRODUCTION & BACKGROUND

- This report seeks approval for the draft Brinton, Edgefield, Hunworth, Sharrington, Stody & Thornage CAA&MP to be taken forward to public consultation
- These six documents have been produced in collaboration with the Council's appointed consultants Purcell.
- As part of managing the Council's 81 Conservation Areas – funding was received for the review of the Glaven Valley. These six were selected as priority cases due to:
  - Their 1970's & 1980's designation
  - A need for robust definition and understanding
  - Requirement for a document to inform and assist future decision making



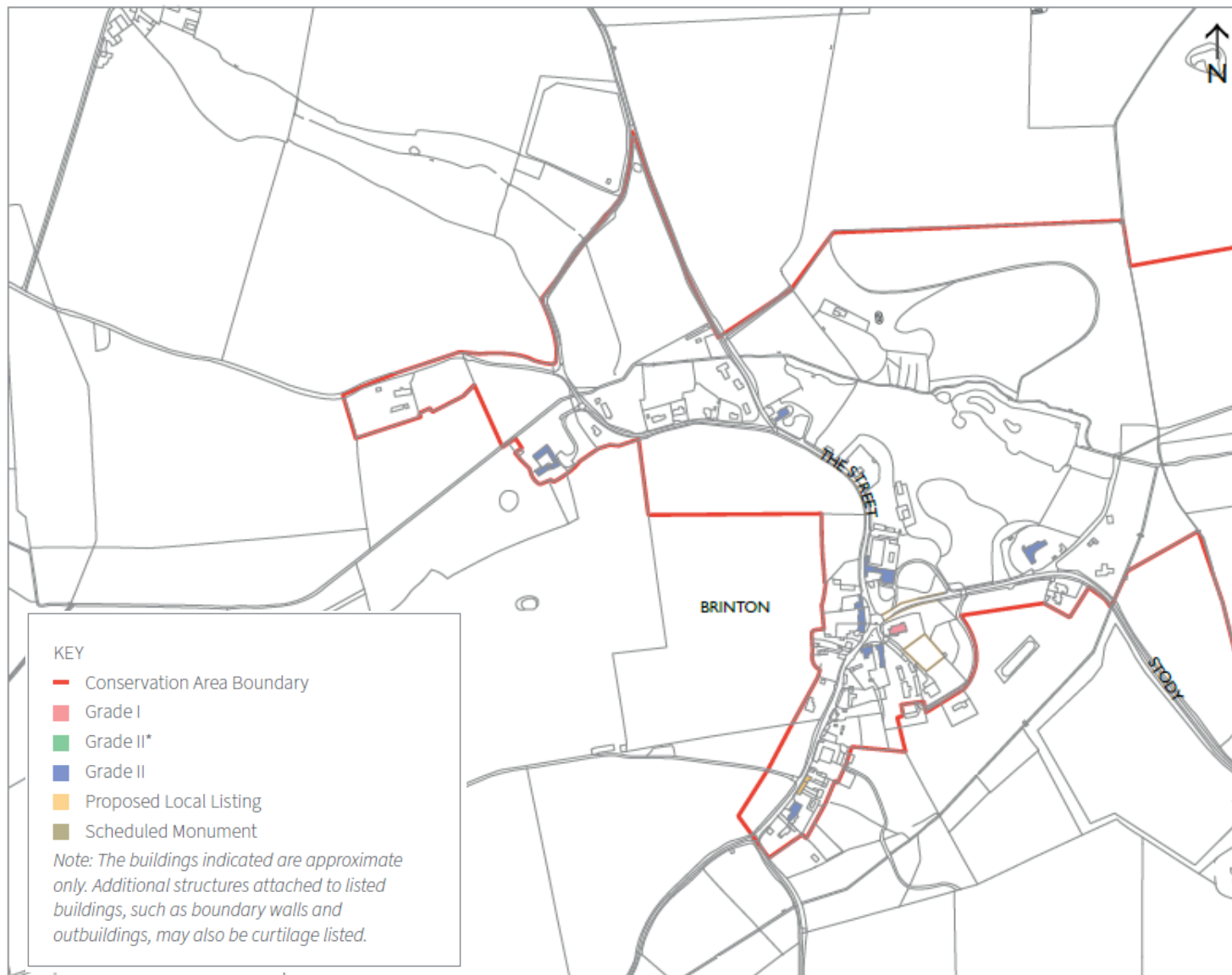
## BRINTON BOUNDARY REVIEW

### Recommendations

Proposed boundary changes are outlined below.

Exclude from the Conservation Area boundary:

- A Thornage and the meadow between Brinton and Thornage. The existing Conservation Area is to be split into two to allow the clearer definition of the special interest and facilitate the future management of each.
- B Area of field or meadow. These areas are not developed and four of the five are arbitrary divisions across larger fields. It is proposed that the boundary treatment remains within the Conservation Area.



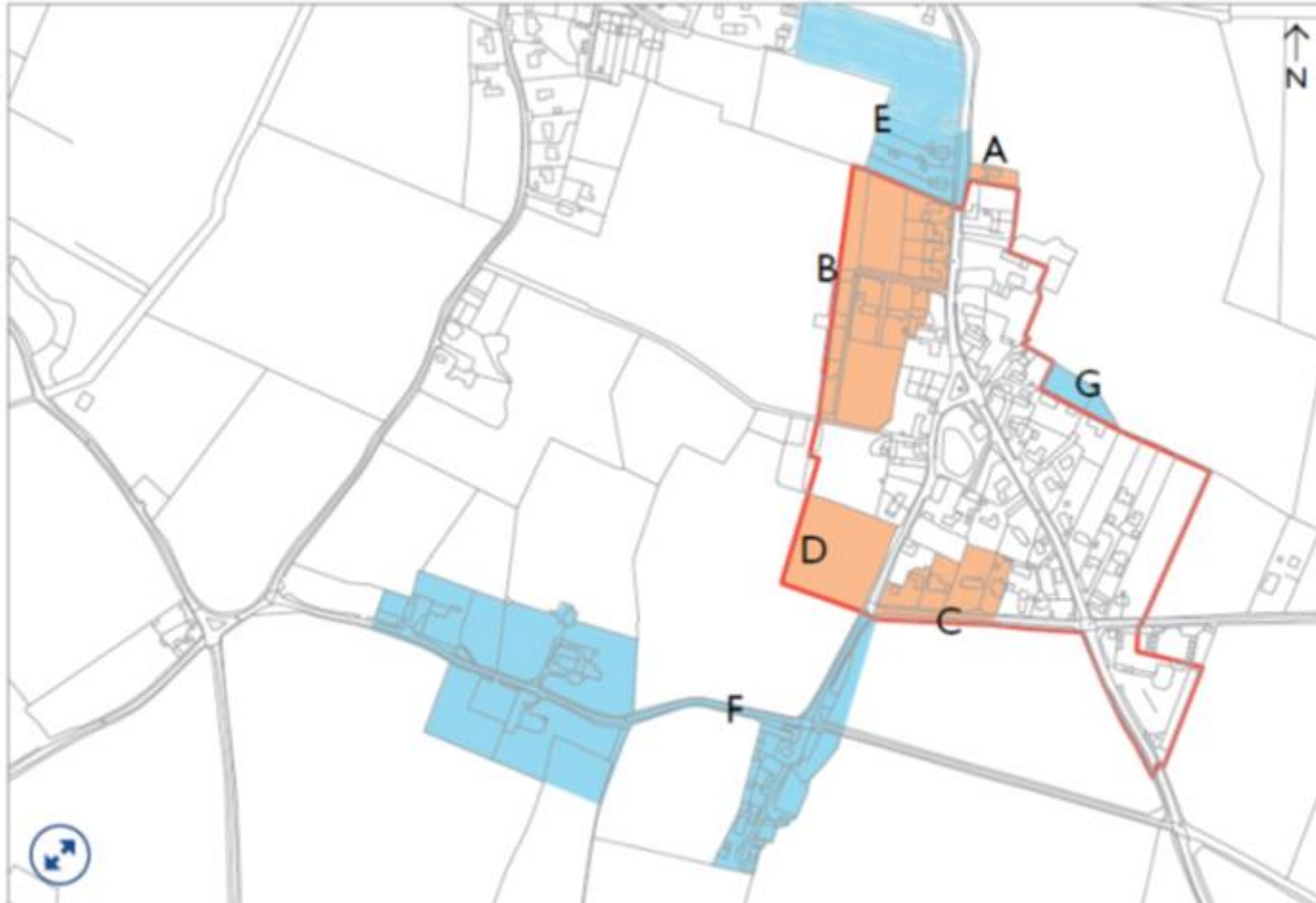
## BRINTON LOCAL LISTING

Address / Building Name	Orchards and walled garden east of St Andrews Church
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	<a href="#">N/A</a>
Brief History	1809
Brief Description	Two orchards and a walled kitchen garden where flowers, fruit and vegetables are grown.

Address / Building Name	Iron estate railings and gate to Brinton Hall
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	<a href="#">N/A</a>
Brief History	Nineteenth century
Brief Description	Iron estate fencing lining the parkland to Brinton Hall north of Stody Road and around the boundary of the church.



## EDGEFIELD BOUNDARY REVIEW



### Recommendations

Proposed boundary changes are outlined below.

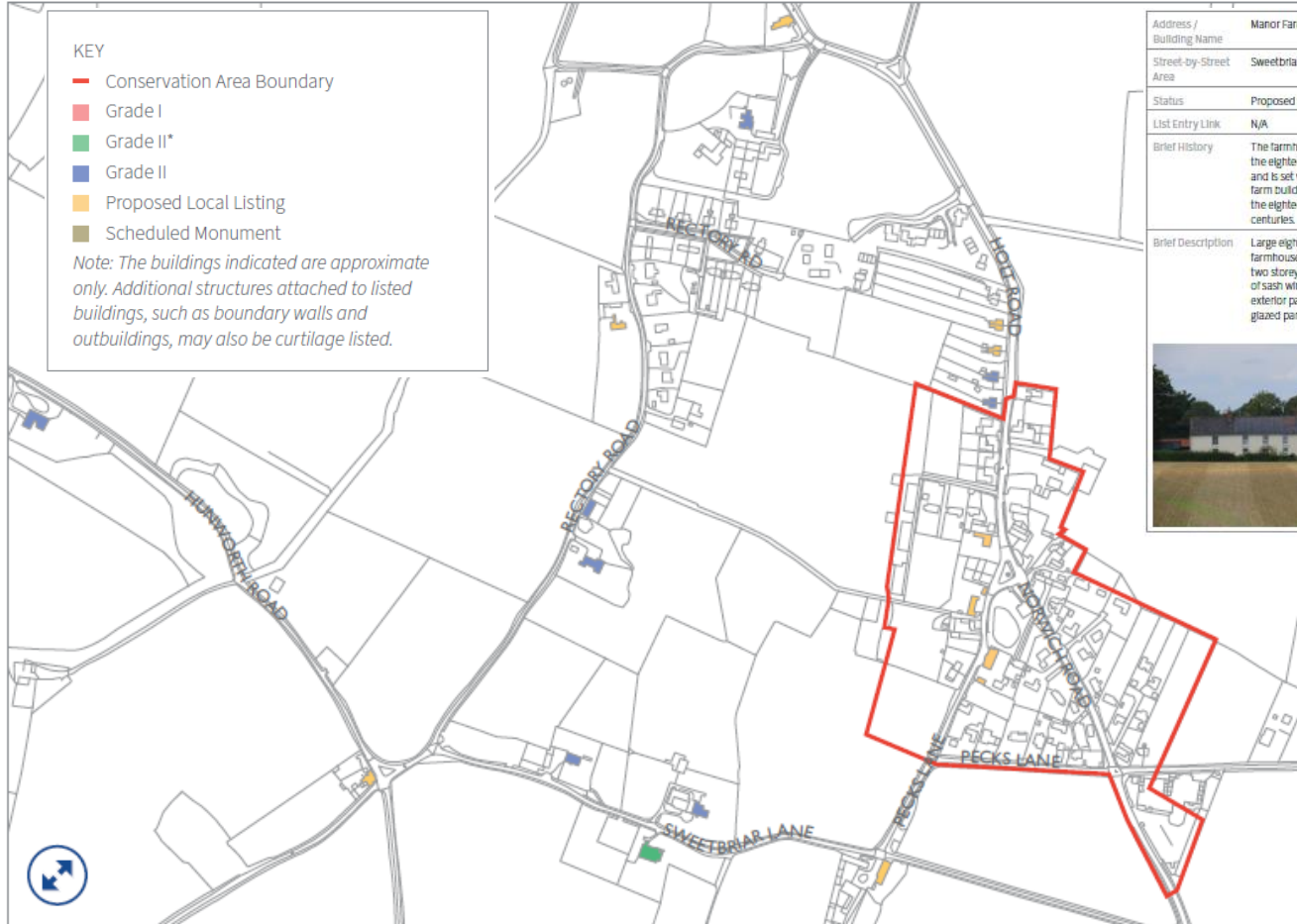
Excluded from the Conservation Area boundary:

- A The House, Holt Road is a modern house that is not on the site of an earlier historic house and does not contribute to the special interest of the Conservation Area.
- B The infill housing on Norwich Road and Sands Loke are modern as are the farm buildings to the west. These buildings represent a large area that does not contribute positively to the character of the Conservation Area although the area should still be regarded as part of the setting of the Conservation Area.
- C The housing on the east-west stretch of Pecks Lane is that is not on the site of earlier historic dwellings and does not contribute to the special interest of the Conservation Area.
- D Part of a field that has no physical boundary along the Conservation Area boundary. Whilst an important part of the setting, it does not have the character of the Conservation Area.

Included within the Conservation Area boundary:

- E 1-8 Holt Road are early examples of local authority housing that pre-date the First World War and are nationally important (although only two pairs of cottages are nationally listed). They make an unusual and important contribution to the special interest of the Conservation Area.
- F The church is an important building in the history and life of Edgefield. It and the two nearby historic farms should be included as part of the Conservation Area as should Manor Farm, another historic farm that is prominent in views. The additions enhance the special interest of the Conservation Area.
- G This area is included so that the gardens of The Hermitage and Clement House do not straddle the Conservation Area boundary.

# EDGEFIELD LOCAL LISTING



- KEY**
- Conservation Area Boundary
  - Grade I
  - Grade II\*
  - Grade II
  - Proposed Local Listing
  - Scheduled Monument

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

Address / Building Name	Manor Farm
Street-by-Street Area	Sweetbriar Lane
Status	Proposed local listing
List Entry Link	N/A
Brief History	The farmhouse dates from the eighteenth century date and is set within a complex of farm buildings which built in the eighteenth and nineteenth centuries.
Brief Description	Large eighteenth century farmhouse of five bays and two storeys with complete set of sash windows. Rendered exterior painted white. Blue glazed pantile roof.



Address / Building Name	5 and 6 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in 1/2 acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per-house. Having not benefited from the protection of listing, the windows have been altered to uPVC and doors have been replaced. Single-storey divided wash-house to rear, extended. Proposed for local listing for group value.



Address / Building Name	Former Baptist Chapel
Street-by-Street Area	Pecks Lane (North-South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	The Baptist Chapel appears on the first OS Map of Edgfield from 1886 as a General Baptist Chapel.
Brief Description	A former Baptist Chapel constructed of corrugated metal sheeting, now a private garage. Structure retains fretted bargeboard and light fixture above doorway.



Address / Building Name	7 and 8 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in 1/2 acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per-house. Having not benefited from the protection of listing, the windows have been altered to uPVC and doors have been replaced. Single-storey divided wash-house to rear, extended. Proposed for local listing for group value.



Address / Building Name	The Old Smithy
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	House is first seen on the 1815 Enclosure award but may be earlier.
Brief Description	Old smithy building located north of the Village Green. Single storey building with a rectangular plan form and long window on front elevation. Constructed of bricks, cobble flints and red clay pantiles.



Address / Building Name	The Lodge
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	House in the Regency style from the early nineteenth century.
Brief Description	Regency style house with recessed brick arches in gable brick. North of the Village Green within a walled boundary.



Address / Building Name	The Old Post Office
Street-by-Street Area	Pecks Lane (North-South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	The Old Post Office was formerly a house and was converted into a Post Office in the late nineteenth century. It was converted back into a house during the twentieth century.
Brief Description	Detached four bay building of two storeys located south of the Village Green on Pecks Lane.



# HUNWORTH BOUNDARY REVIEW

## Recommendations

Exclude from the Conservation Area Boundary:

A) Though Hunworth Mill is a key building within the village, it also has very strong links to the Glaven River, as one of only five mill buildings remaining out of an original 16. As such, it is felt that it would be more appropriate to remove this building, its plot and some of the surrounding riverbed from the Hunworth Conservation Area and instead retain it within the Glaven Valley Conservation Area, where its significance as a mill building on the river more appropriately lies. The shifting of this building from one Conservation Area to another will not reduce the protection which it has, merely that it will have a better defined assessment of its special interest upon which planners and conservation officers will be able to more accurately judge planning permissions for change according to the effect it will have on the Conservation Area's characteristics.

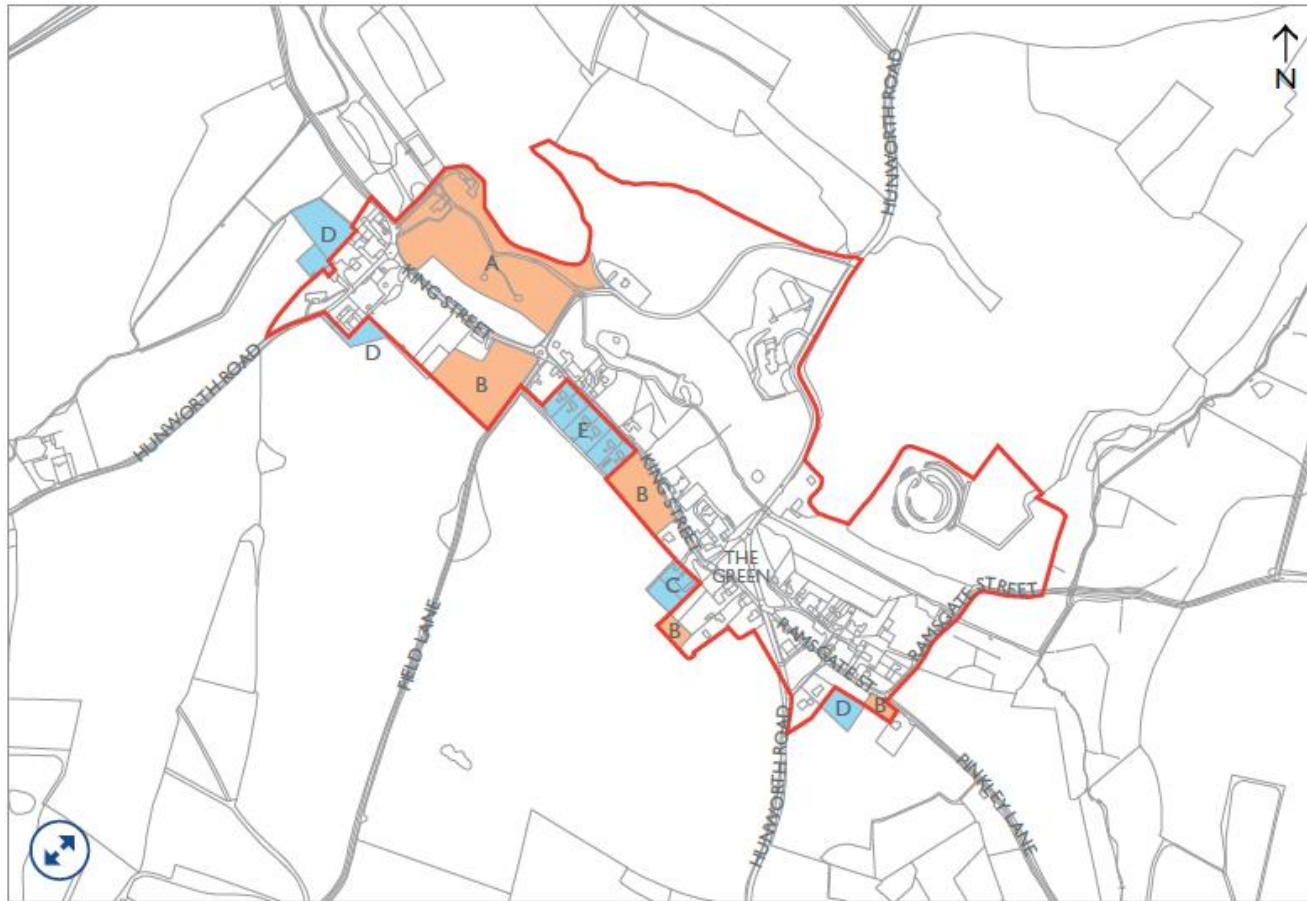
B) There are several small sections of field that are included in the boundary on the south side of King Street and on Pinkley Lane. These also better relate in character to the significance of the Glaven Valley Conservation Area, where another key characteristic of its significance is the agricultural landscape which supported the farms in the land surrounding the river. These are therefore proposed for removal from the Hunworth Conservation Area but retention within the Glaven Valley Conservation Area.

Include within the Conservation Area Boundary:

C) Only part of the plot on which the modern agricultural barn on the south side of King Street sits is included within the Hunworth Conservation Area boundary. To rationalise the boundary so that the plot is not split between the Hunworth and Glaven Valley Conservation Areas it is proposed that the boundary is redrawn so that whole of the plot is within the Hunworth Conservation Area as the barn is linked to Green Farm and the built development of the village.

D) There are three domestic plots which are split so that part is within the Hunworth Conservation Area and part is within the Glaven Valley Conservation Area. In order to rationalise the boundary and so that domesticated garden plots are contained within the Hunworth Conservation Area, where they better relate to the built development of the village rather than the agricultural landscape of the Glaven Valley, it is proposed that the entirety of these plots are included within the Hunworth Conservation Area and excluded from the Glaven Valley Conservation Area.

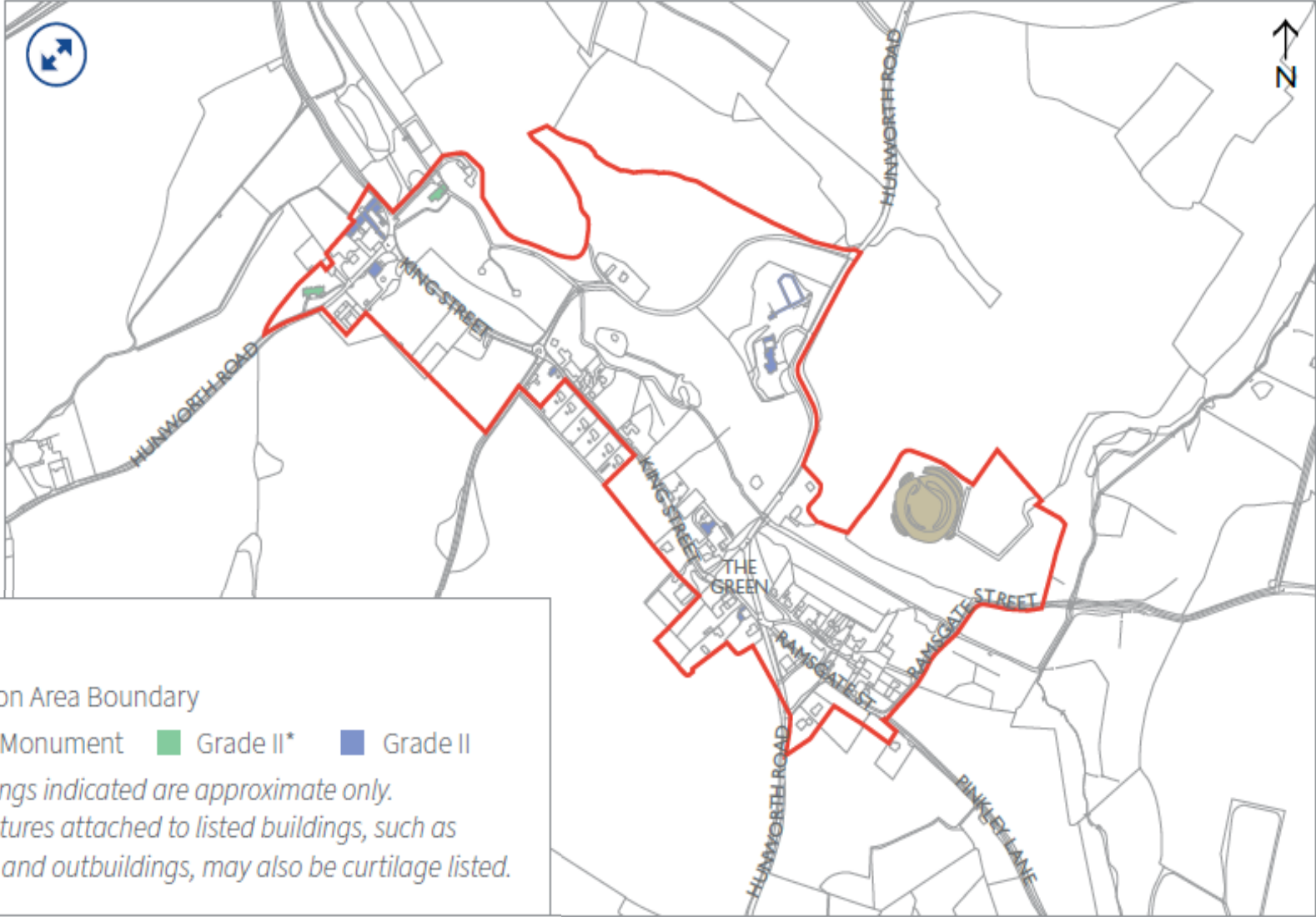
E) The six detached houses on King Street appear to have been built to the same pattern and probably at the same time in the early twentieth century, possibly to provide good housing as part of the Stody estate. The moulded details to the chimney, string course and tiled hipped roofs as well as their comfortable proportions elevate them above the average house of this period. It is proposed they are included in the Conservation Area for their architectural interest and their historical interest in illustrating the development of Hunworth.



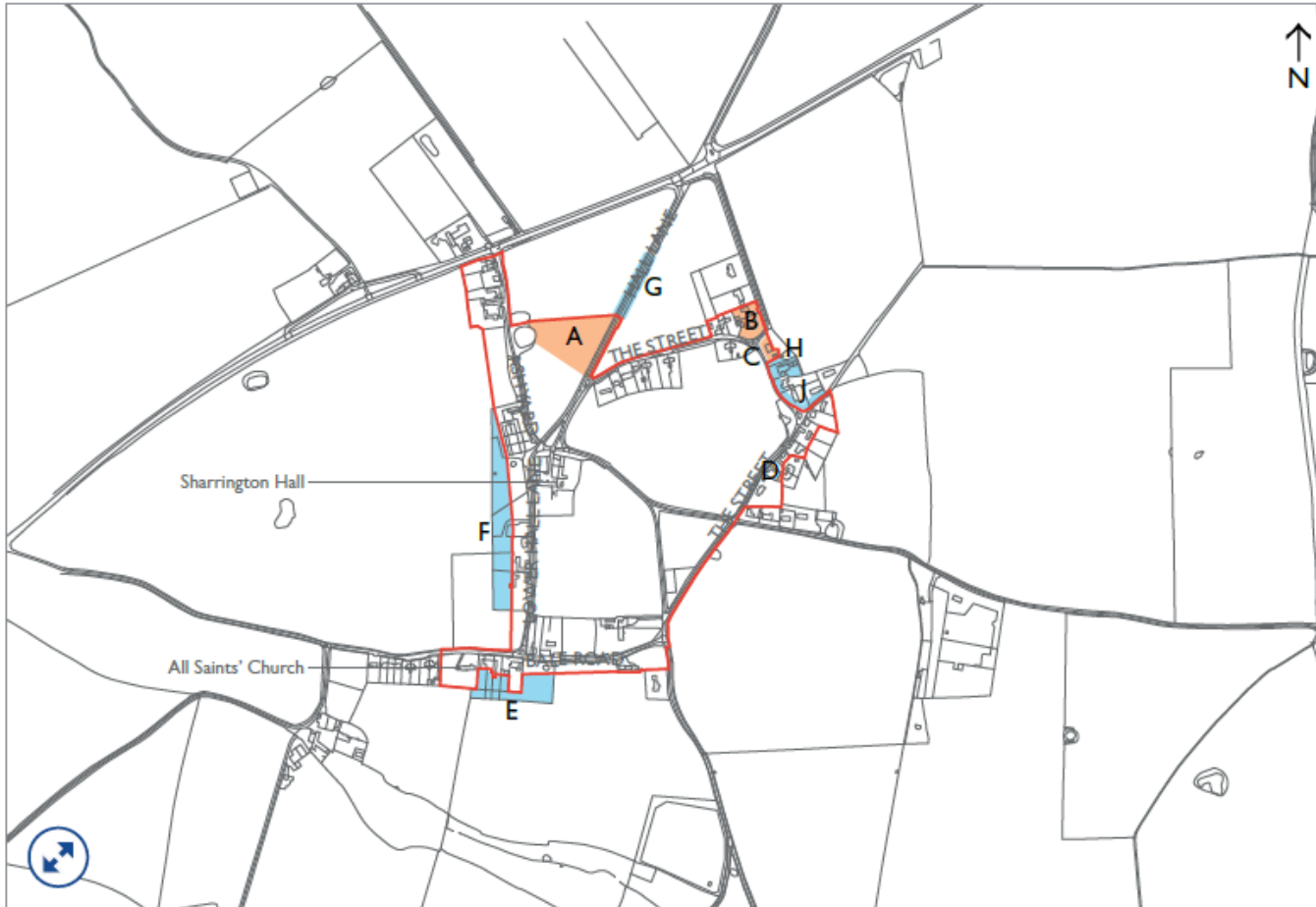
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# HUNWORTH LOCAL LISTING



# SHARRINGTON BOUNDARY REVIEW



## Recommendations

Proposed boundary changes are outlined below.

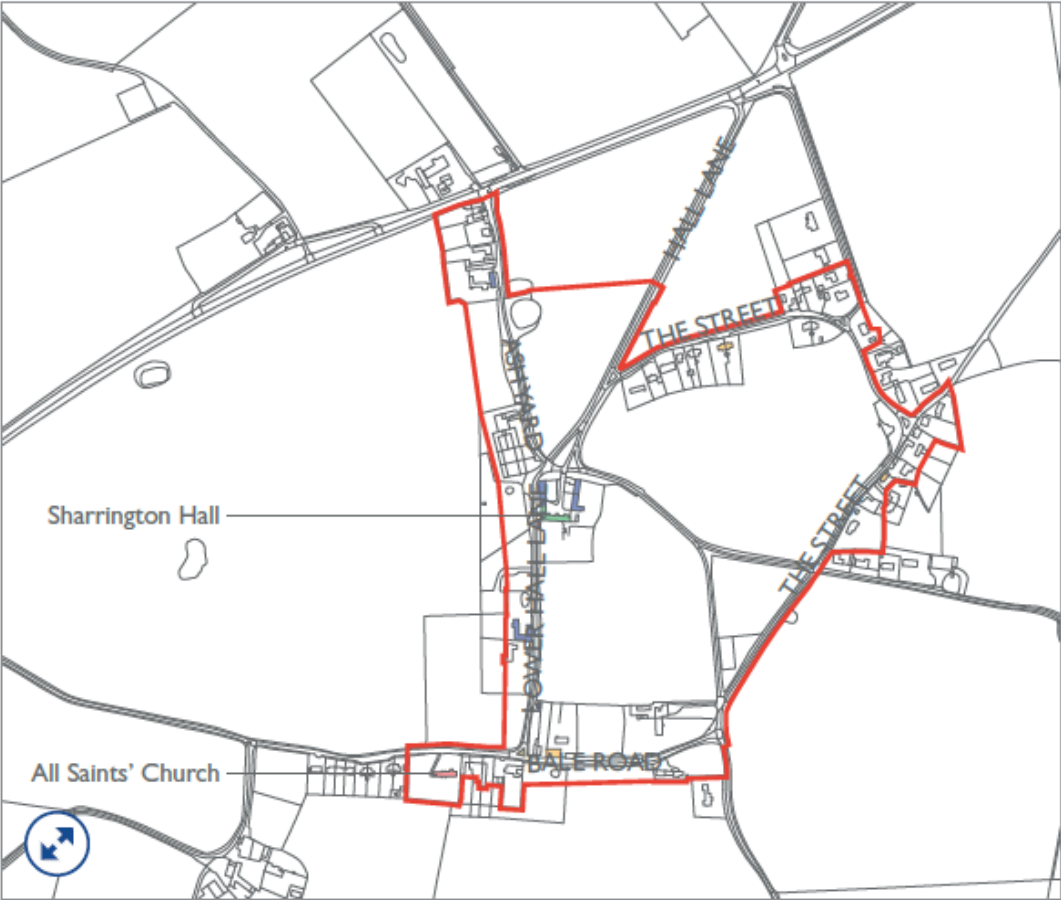
Exclude from the Conservation Area boundary:

- A The portion of field between Ash Yard and Upper Hall Lane as the boundary does not appear to relate to a physical demarcation. It is therefore proposed to be altered to align with (and still include) the footpath.
- B Two modern bungalows (Whimbrel and The Hog Penny) that are not on the site of a historic dwelling and do not contribute in their form or landscaping to the Conservation Area. The boundary demarcation along the Conservation Area boundary will remain included because of the importance of boundary treatments to the Conservation Area.
- C A modern house (Chapmans Yard) that is located on a plot that historically had a dwelling on it. The house is on the edge of the Conservation Area and does not contribute to its special interest. The boundary demarcation along the Conservation Area boundary will remain included because of the importance of boundary treatments to the Conservation Area. The boundary treatment itself is currently not traditional to the village but could be replaced.
- D Part of the garden of Buns Yard to regularise the boundary.

Include within the Conservation Area boundary:

- E Gardens and orchard on the south side of Bale Road that are currently partly included to regularise the boundary.
- F Gardens to the west of Lower Hall Lane that are currently partly included to regularise the boundary.
- G Upper Hall Lane to include the avenue of trees as this forms an important part of the approach to the village and especially to Sharrington Hall.
- H The Village Hall because it is an important focal point for the community and the building incorporates an attractive piece of public art dating from the 1950s.
- I Boundary treatments of two modern bungalows (Newlands and Beeches) on The Street because of the importance of boundary treatments to the Conservation Area. Although the buildings are modern, there were dwellings here historically and therefore the boundaries of these plots have some importance to the special interest of the Conservation Area even though the extant boundary demarcations are not historic.

# SHARRINGTON LOCAL LISTING



- KEY**
- Conservation Area Boundary
  - Grade I
  - Grade II\*
  - Grade II
  - Proposed Local Listing
  - Scheduled Monument

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

Address / Building Name	The Chequers
Street-by-Street Area	Bale Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18 with C20 conversion to domestic use
Brief Description	Former public house from the eighteenth century. Four bays and two storeys of red brick with a dentilled cornice. 16-pane sash windows. Classically styled porch with Doric columns, fan light above the door.



Address / Building Name	16 and 17, The Street
Street-by-Street Area	The Street (east-west)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1872
Brief Description	Pair of semi-detached estate cottage of red brick and cobble flint. Two storeys. Attractive date stones in ceramic quaterfoils above the doorways. Original cobble flint and red brick wall to the front.

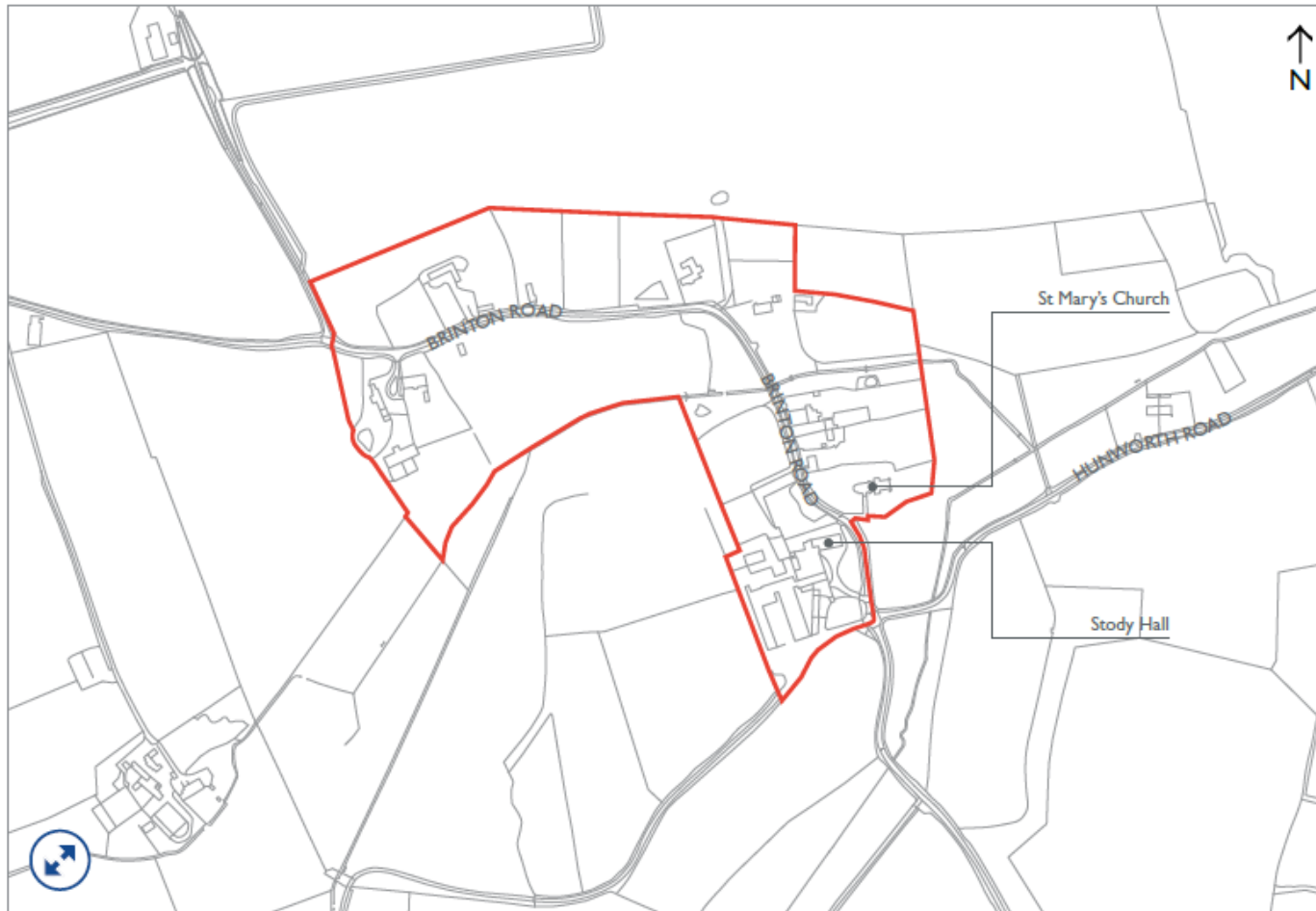


Address / Building Name	Chapel House
Street-by-Street Area	The Street (north-south)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1876 and C21 conversion to domestic use
Brief Description	Residential conversion of former Wesleyan Chapel. Two storeys. Red brick with polychrome strapwork and cobble flint. Tripartite blind lancet window arches and date stone above doorway. Stone plaque inlaid on central arch.



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## STUDY BOUNDARY REVIEW



### KEY

— Proposed Conservation Area Boundary

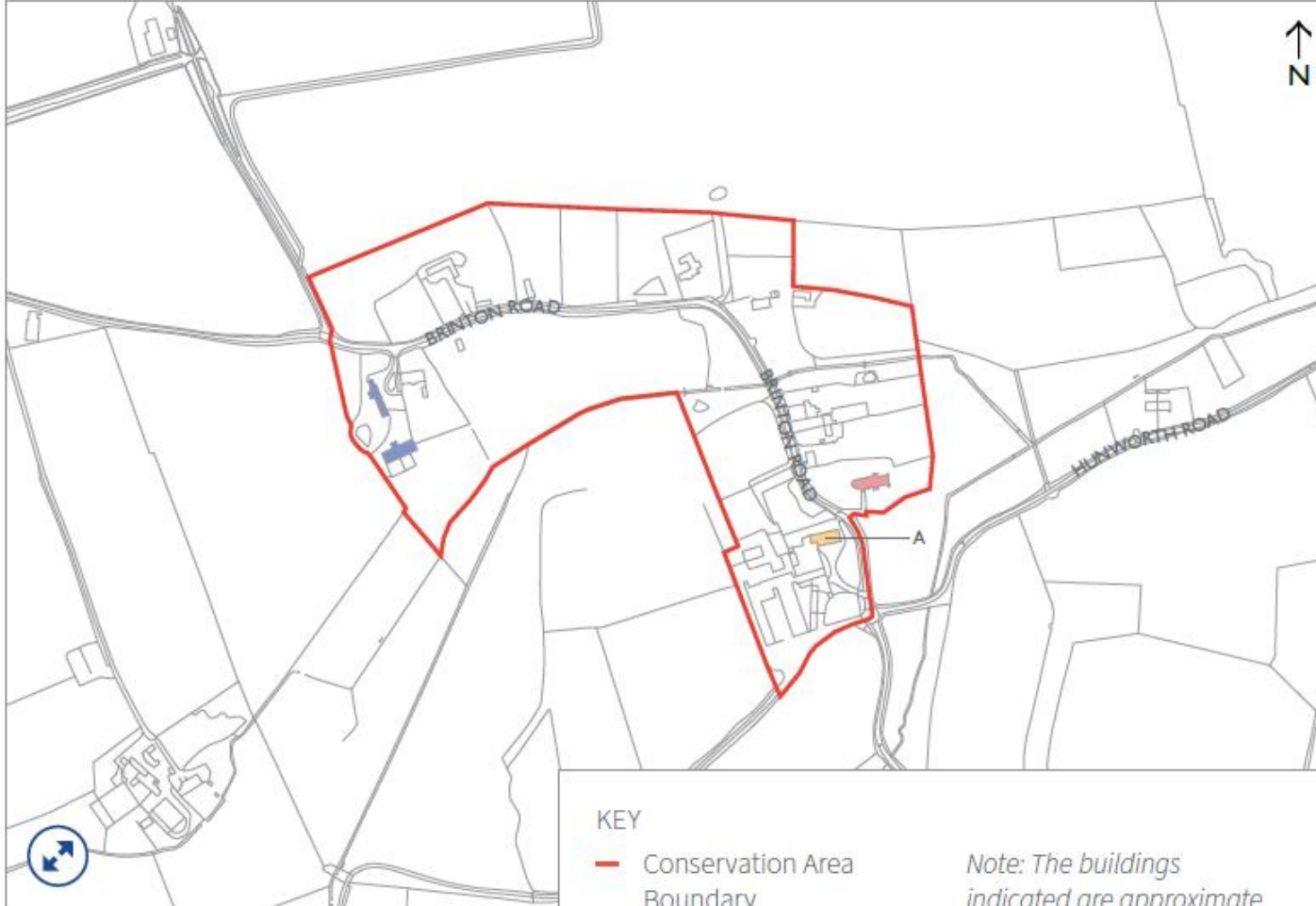
In the case of Stody, the village is currently within the large Glaven Valley Conservation Area. However, it is the only village within the Glaven Valley which is not designated in its own right as a Conservation Area, which seems an anomaly.

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.

### Recommendations

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



KEY

- Conservation Area Boundary
- Grade I
- Grade II
- Proposed Locally Listed
- A Stody Hall

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

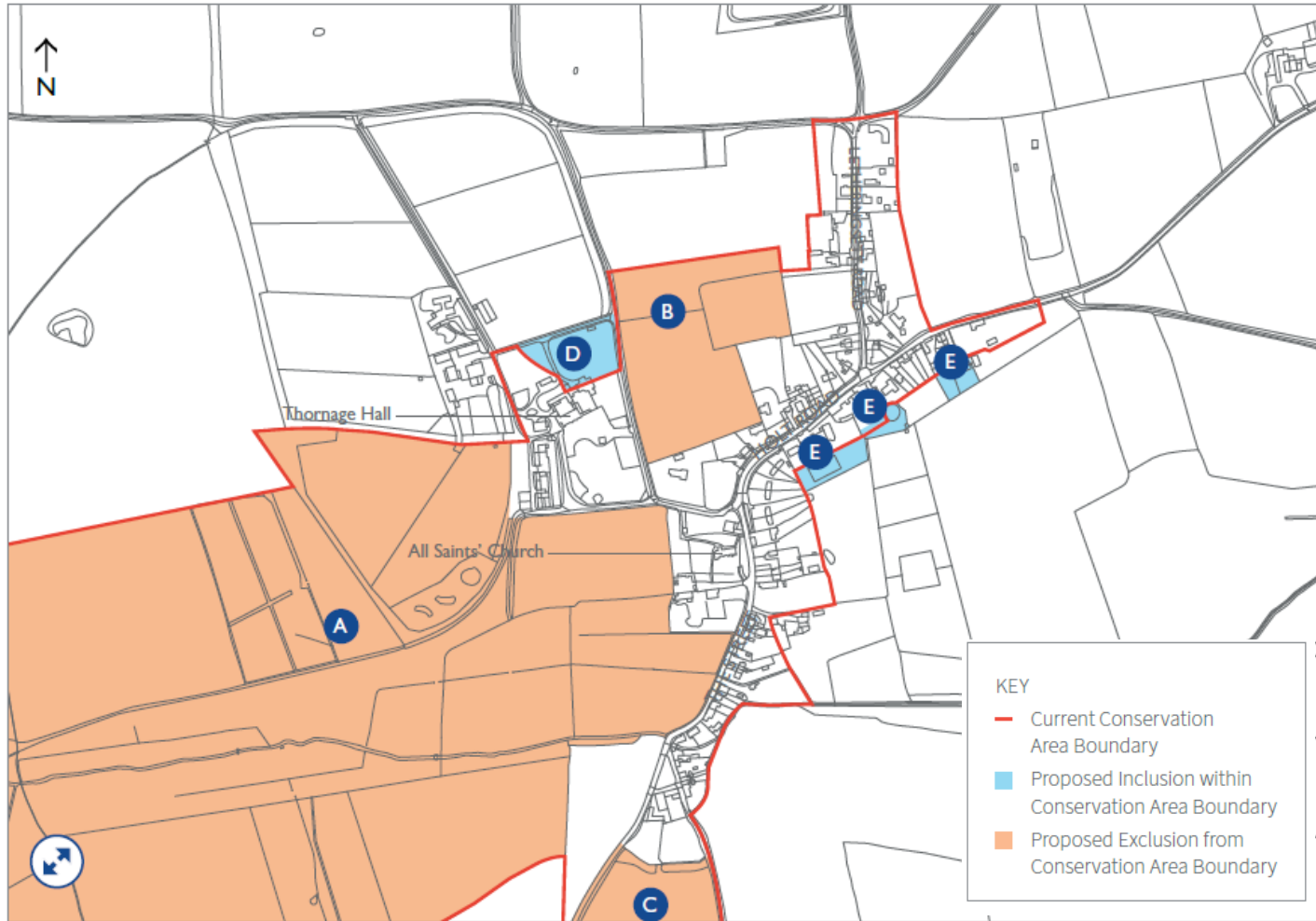
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## STODY LOCAL LISTING

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

# THORNAGE BOUNDARY REVIEW



## Recommendations

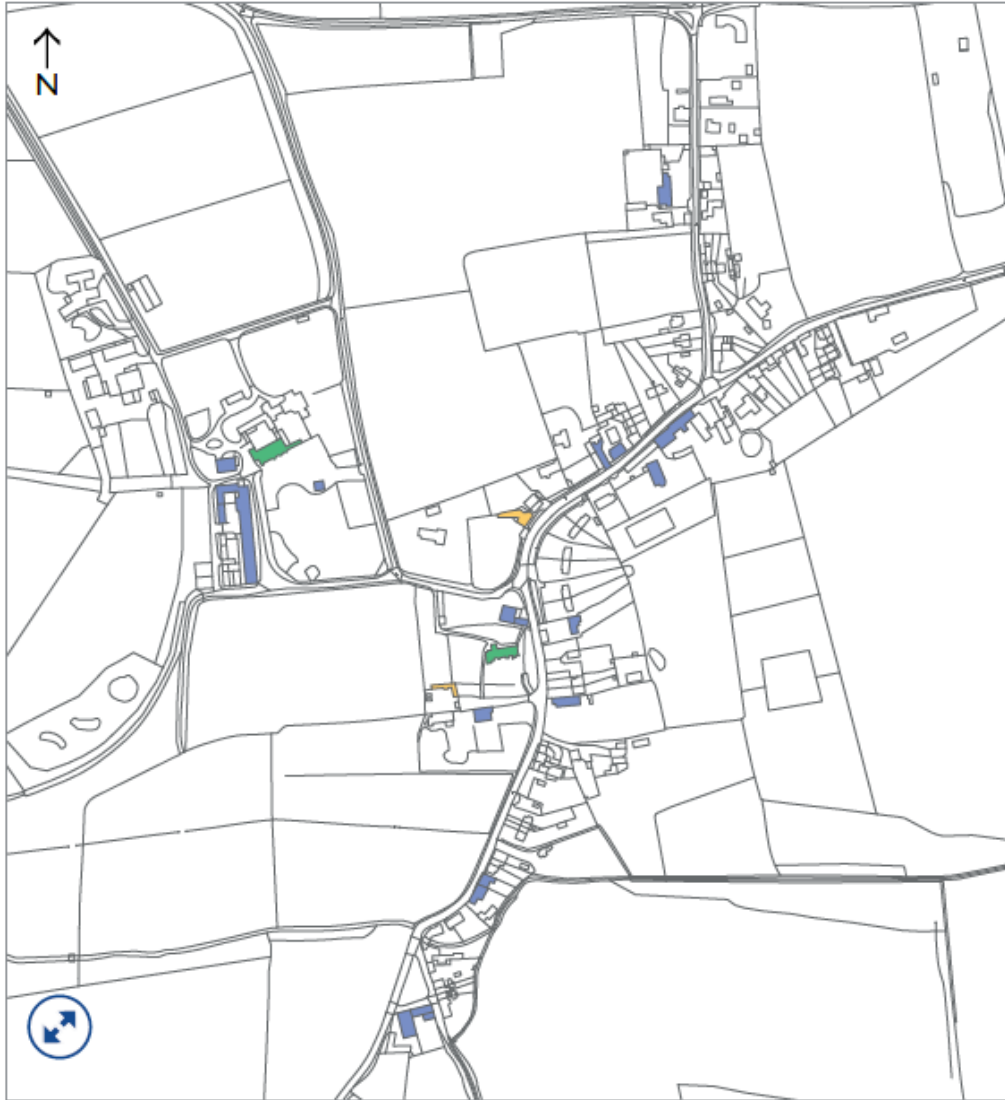
Proposed boundary changes are outlined below.

Exclude from the Conservation Area boundary:

- A Brinton and the meadow between Brinton and Thornage. The existing Conservation Area is to be split into two to allow the clearer definition of the special interest of each settlement and facilitate the future management of each.
- B Fields to the north of the village built environment. The existing boundary cuts through a field and it is proposed to redraw the boundary to align with the gardens and grounds of the built environment.
- C Field to the south of the village built environment. The existing boundary cuts through a field and it is proposed to redraw the boundary to align with the gardens and grounds of the built environment.

Include within the Conservation Area boundary:

- D North-east corner of Thornage Hall grounds. This is excluded along a seemingly arbitrary line at present.
- E Gardens south of Holt Road. The current boundary cuts through existing gardens so the boundary will be rationalised to include them.



KEY

- Conservation Area Boundary
- Grade I
- Grade II\*
- Grade II
- Proposed Local Listing

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

## THORNAGE LOCAL LISTING

Address / Building Name	Farm building west of The Old Rectory
Street-by-Street Area	The Street
Status	Proposed local listing
List Entry Link	<a href="#">N/A</a>
Brief History	Seventeenth to eighteenth century
Brief Description	Long range outbuilding west of the Old Rectory. Red brick with brick dentil cornice, steep red clay pantile roof with dormer window, timber lintels and varied openings including two sets of double timber board doors. Small window under a brick arch.



## CONSULTATION & NEXT STEPS

- A six-week period of public consultation is anticipated to be undertaken during the summer; which (COVID dependent) will include:
  - Exhibitions at each settlement
  - Publication of the documents on NNDC website
  - Invitation for comments
  - A public open meeting (ways of delivering this safely to be explored)
- Once representations have been considered the CAA's will be amended and brought back before Working Party for final adoption by Cabinet.