

# Heritage Asset Review Group

## Notes of the meeting held on 13 December 2024

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### Present

Harry Blathwayt – in the Chair, Stephen Bolt, Mark Collins, Tony Grayling, Tim Jickells, Gurpreet Padda and Melanie Vigo di Gallidoro

### In attendance

Jason Brewster – Governance Officer and Kate Knights – Historic Environment Manager

## 1. Notes of HARG meeting held on 14 June 2024

The notes of the meeting held on 14 June 2024 were received. These had been submitted to the Planning Committee on 19 July 2024.

## 2. Historic Environment Team progress report

The Historic Environment Manager presented the report providing an update on progress with key items of work by the Historic Environment Team between 15 June to 13 December 2024.

## Conservation Areas – update

### Neatishead Conservation Area

The Historic Environment Manager (HEM) confirmed that the public consultation on the Neatishead Conservation Area appraisal had been undertaken between 2 August and 14 October 2024. The consultation consisted of notifying all the owners of proposed locally listed properties, a leaflet was distributed to all residents and businesses within the Conservation Area plus a drop-in session was arranged at Victory Hall within the village of Neatishead. The drop-in session coincided with the weekly market which proved beneficial in securing feedback from a number of local people. The Historic Environment Team (HET) was in the process of reviewing all the consultation feedback submitted and would then make further amendments to the appraisal as required. The aim was to bring the final version of the Neatishead Conservation Area Appraisal to the Planning Committee for endorsement early in 2025.

### Somerleyton Conservation Area

The HET had started to liaise with East Suffolk Council (ESC) regarding the appraisal of the Somerleyton Conservation Area. Only a small fraction of this Conservation Area fell within the Broads Executive Area, however this area included land used to gain access to the River Waveney, which was historically utilised by the local brick works, an important heritage site. The HET would help the ESC prioritise the heritage in the Broads part of this Conservation Area and the ESC would review the Conservation Area's boundary to ensure it was still appropriate.

## Listed buildings

### Quinquennial Survey

The HEM explained that the remaining buildings to be visited as part of the quinquennial survey were more remote and difficult to access and the rate of visits had slowed to reflect the increased travel/access time required. Since June 2024 a number of properties had been surveyed including:

**Decoy Farmhouse, Hemsby**: This early 19<sup>th</sup> century Grade II listed farmhouse was located on the south-west boundary of Hemsby with Ormesby Broad less than a mile to the west. The property was found to be in pretty sound condition although some maintenance was required to the hood above the front door and some windowsills. The HET had met with the owner on site and they were fully aware of the work required and were prepared to progress this work

**No Name Farmhouse, Fleggburgh**: A late 17<sup>th</sup> century with 18<sup>th</sup> century additions Grade II listed farmhouse (now named Florence Farm). This farm had been abandoned at the latter half of the 20<sup>th</sup> century and had been extensively refurbished and made habitable in the early 2000's.

**Commission Mill and Commission Mill Cottage, Stokesby with Herringby**: Located on the northern bank of the River Bure to the west of Stokesby village, Commission Mill is an early 19<sup>th</sup> century Grade II listed drainage windpump built by William Rust. The structure consisted

of a 4 storey brick tower with a flat timber roof covering, no sails or cap were present. The mill's brickwork was generally sound although the western elevation, facing the prevailing wind, was showing some signs of wear. Some of the timber panelling beneath the cap was missing which meant the building was open to the elements. The HET would contact the owner to discuss how to preserve this building. At the same location was the Grade II listed Commission Mill Cottage a simple whitewashed brick building with parapet gables and thatched roof dating from the late 18<sup>th</sup> century (now used as a holiday cottage). This building had undergone some sympathetic repairs and was in good order although there was some cracking on the rear elevation due to settlement. The HET would discuss the cottage when contacting the owner about the mill. The site was overgrown in places which made accessing the buildings difficult and this would be raised with the owner.

#### [Churchyard railings west and north-west of church wall, north-east and south of church,](#)

**Church Plain, Loddon:** Grade II listed mid-19<sup>th</sup> century cast iron railings in gothic style designed by J S Benest, a well-known 19<sup>th</sup> century architect. The railings were noted for their trefoil headed spaces between shafts with quatrefoil frieze at base and spiked moulded top rail, slim Gothic panelled stanchions with crocketed pinnacles and supporting brackets. The railings were mounted on a low brick plinth with stone coping, with octagonal ashlar pier at the north-west corner and similar gate piers at south end. The churchyard itself was associated with the [Church of the Holy Trinity](#), a parish church dating from the late 15<sup>th</sup> century and was a rare example of a church that had not been “modernised” during the Victorian period and as a result was Grade I listed. The HEM reported that only part of the railings fell within the Broads Executive Area and within these relevant sections some of the panels were completely lost and some panels were held in place with cable ties. The HET would report this matter to the diocese in the first instance.

#### **New listings**

The Historic Environment Manager (HEM) provided an update on the outcome of a recent assessment by Historic England for National Listing of 14 waterside buildings (as reported at the [HARG meeting on 8 September 2023](#), the Authority had submitted 16 properties for National Listing). The submission capitalised on the investigation and classification work undertaken by the Heritage Planning Officer (HPO) to complete a dissertation on historic chalets of the Broads as part of her training. This work had also been used to inform the Authority's planning guidance for owners of waterside buildings and chalets.

The HEM provided a brief history of chalets within the Broads covering the correlation between the improved railway network to the Broads and the popularity of waterside buildings, the local companies, builders and craftsmen that serviced this market and the design patterns and features associated with these structures.

The HEM confirmed that Historic England had assessed the properties against a detailed set of criteria and the final decision was then taken by the Secretary of State for Culture, Media and Sport. The HEM indicated that not all the 14 properties had been fully assessed as not all the owners could be identified or contacted. Of the ones that had been assessed, the Department for Culture, Media and Sport had listed nine waterside buildings, all at Grade II:

**Staithcote, Wroxham**: Originally built in 1911 as a boathouse, Staithcote was extended, with the addition of a waterside chalet above, by 1913. The 1.5-storey chalet was timber-framed with weatherboarded walls to the boat house and a thatched roof. The building had an unusual layout with many original features including traditional pargetted (relief patterned) lime rendered walls, reed fleeking (mat underside to thatched roof) and some internal doors had glazed panels using Pilkington's 'Shiplyte' glass.

**Leisure Hour, Hoveton**: A well preserved example of an early 20<sup>th</sup> century Broads chalet in the picturesque style favoured in the northern Broads, consisting of a timber frame, timber boarded walls and thatched roof.

**Birch and Jada, Horning**: An unusual semi-detached single storey pair of chalets built in 1928 from timber with shiplap board cladding and a thatched roof. Both corners of the river facing elevation had corner windows that provided good views up and down the river.

**Mill View, Potter Heigham**: An early 20<sup>th</sup> century waterside bungalow with weatherboard walls supplemented on three sides with cedar shingles, a pitched metal roof with a veranda along the principal elevation. The building demonstrated some decorative flourishes with finials at each apex and ornate spandrels at the top of each of the veranda's four pillars.

**Dutch Tutch and associated outbuilding, Potter Heigham**: Dutch Tutch began life as a helter-skelter at the end of the Britannia Pier in Great Yarmouth. In December 1909, the pier caught fire, and the remains of the helter-skelter were transported to Potter Heigham. In 1910, the lower section was used to create a 2-storey holiday cottage, with the very top of the structure used as an outbuilding.

**Towerview, Potter Heigham**: A large well-preserved bungalow erected in the first decade of the 20<sup>th</sup> century using prefabricated materials produced by Boulton & Paul Limited, a Norwich-based iron foundry.

**The Eel Sett, Potter Heigham**: Located on Candle Dyke this simple single-cell building was used as overnight accommodation for eel catchers and was dated to around the early 20<sup>th</sup> century. An eel sett was a place for eel catchers to put out nets at night and a room for their accommodation. This building had been sympathetically maintained, retained many of its original features including a projecting 'Stop Eel Net' sign. It was jointly owned by the Broads Authority, The Broads Society and a local landowner.

**The Holt and boathouse, Potter Heigham**: The Holt was built in the early 20<sup>th</sup> century from a prefabricated structure most likely supplied by Boulton & Paul Limited. A single-storey waterside bungalow, it was Tudoresque in style, featuring a thatched roof with scalloped edge detailing and half-timber walls. The bungalow's design mirrored that of the already existing boathouse.

**Whiteslea Lodge and summerhouse, Hickling**: Whiteslea Lodge may have been first built in the late 19<sup>th</sup> century but remodelled or rebuilt circa 1909 before extension by Edward Boardman & Sons in 1931. The chalet had an associated summerhouse. The lodge was notable for its little altered exterior and plan form, its equally well preserved interior,

retaining much of the original joinery and fittings, and for its painted friezes by Roland Green, wildlife artist. Many well-known people had stayed at the lodge including George V, George VI and the Duke of Edinburgh and Prince Charles had visited in the 1950s.

The HEM indicated that these properties had been added to the Authority's survey list for inclusion in future quinquennial surveys.

### **Water, Mills and Marshes**

The Historic Environment Manager (HEM) confirmed that the Water, Mills and Marshes project had been formally completed. The millwright had been on site this week to complete the final item on the snagging list. There were a few remaining sections of Heras fencing to be removed and this would be completed in the spring when weather conditions were more favourable and access to the site could be guaranteed.

The HEM explained that the Authority would be applying for further funding from the National Lottery Heritage Fund via their Landscape Connections initiative. The initial application would be submitted early 2025 and, if successful, there would be a couple of years of development work before this new programme could start in earnest.

### **East Suffolk Council review of Article 4 Directions**

The Historic Environment Manager (HEM) provided an overview of East Suffolk Council's (ESC's) review of their Article 4 Directions (A4D) required to ensure they were up to date, appropriate and applied to the correct locations. An A4D provided a mechanism for restricting permitted development rights on residential properties in the context of particular sites and/or areas and, in the context of a Conservation Area, could be used to restrict works that may otherwise be detrimental to the amenity of an area.

ESC had reviewed the A4D associated with Beccles, which bordered the Broads Executive Area, and the Authority had a corresponding A4D for the relevant parts of Beccles within the Broads Executive Area. The Authority's A4D had been adopted at an earlier time and contained slightly different restrictions to its later ESC equivalent.

Following a review, the Authority proposed to reduce the area covered by its A4D and to update its restrictions to ensure that they were consistent with the updated ESC equivalent. The reduction in area would see the removal of the southern part of Puddingmoor from the Article 4. The restrictions would apply to any development pertaining to front elevations or an elevation facing a highway or waterway (planning permission would be required in these instances). As per any A4D this restriction would only apply to residential properties, as permitted development rights were already restricted for business premises and listed buildings (via legislation).

The associated consultation of these updated A4Ds would be a joint venture between ESC and the Authority with the two discrete areas of Beccles being consulted concurrently.

## Matters for information

### Demolition of pumphouses

The Historic Environment Manager provided an update on the Internal Drainage Board's ongoing improvement works within the Broads. A number of pumphouses were being demolished or decommissioned and the Historic Environment Team (HET) was recording these buildings beforehand for submission to the Norfolk Historic Environment Record (HER).

The HET had visited Norton Marsh drainage mill, a 4 storey tower mill, on the southern bank of the River Yare, downstream of the mouth of the river Chet, where its nearby 1943 pumping station replacement, housed within a simple red brick, pantiled building, was due to be decommissioned and demolished. The painted brick interior of the building was very utilitarian reflecting the industrial nature of its pumping equipment and associated electrical boxes.

Less than a couple of miles further downstream, opposite Reedham to the south-east, the HET had visited Raveningham pumphouse. This structure, dating from the early 1900's, was timber framed and metal clad with a pitched metal roof and timber matchboard interior.

Both these pumphouses had been made redundant by a new [replacement pumping station](#) located 100m to the east of Norton Marsh drainage mill which utilised two Archimedes screw pumps to lift water from the marsh over the flood embankment.

Mettingham House, Mettingham, BA/2024/0247/HOUSEH and BA/2024/0248/LBC approved under delegated powers

The Heritage Planning Officer was unable to attend and the planned update on this item was deferred to a future meeting.

## 3. Any other business

No other items of business were raised.

## 4. Date of next meeting

The next HARG meeting would be held on Friday 21 March 2025.

The Chair thanked everyone for attending and wished everyone a Merry Christmas.

The meeting ended at 11:31am.

Signed by

Chair