

Heritage Asset Review Group

Notes of the meeting held on 21 March 2025

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Present

Harry Blathwayt – in the Chair, Mark Collins, Peter Dixon, Andrée Gee, Tony Grayling, Tim Jickells and Melanie Vigo di Gallidoro

In attendance

Jason Brewster – Governance Officer, Kayleigh Judson – Heritage and Design Planning Officer and Kate Knights – Heritage and Design Manager

1. Notes of HARG meeting held on 13 December 2024

The notes of the meeting held on 13 December 2024 were received. These had been submitted to the Planning Committee on 10 January 2025.

2. Historic Environment Team progress report

The Heritage and Design Manager and the Heritage and Design Planning Officer presented the report providing an update on progress with key items of work by the Heritage and Design Team between the end of 14 December 2024 and 21 March 2025.

Conservation areas – update

Neatishead Conservation Area

The Heritage and Design Manager (HDM) provided an update on the Neatishead Conservation Area Appraisal (appendix 2.2 of the report) and the inclusion of a number of buildings of local interest to the Local List (appendix 2.4 of the report). The HDM presented a map of the

Neatishead Conservation Area (CA) which demonstrated the demarcation between the eastern part of the CA bounded by Hall Road to the north, The Street to the west and Irstead Round to the south all located within the Broads Executive Area and the remainder, dwellings to the west of Street Hill, The Street and Smallburgh Road and an area of dwellings south of Irstead Road, within the executive area of North Norfolk District Council. The previous Neatishead CA Appraisal was completed in 2011 and it was agreed with North Norfolk District Council (NNDC) that the Authority would take the lead on the current appraisal with input from the district council. The CA Appraisal sought to characterise the main characteristics of the area and the HDM presented slides to illustrate some of the distinct areas within the CA. The village was characterised by long terraces of red brick or painted brick dwellings with red pantile roofs and distinct chimney stacks. To the north, on Smallburgh Road, was Iken Cottage a small scale traditional brick and pantile cottage with catslide dormers, which, was almost hidden by tree planting. To the east the open farmland to the north of Hall Road provided a more rural setting to the detached houses set within a wooded area leading to Limekiln Dyke. This characterisation was mirrored to the south on Irstead Road, which formed the CA's southern boundary.

The CA Appraisal contained a Management Plan and Enhancements section that suggested some possible improvements which included:

- The general maintenance of The Staithe to reduce visual clutter.
- The introduction of heritage interpretation in a discrete and appropriate fashion such as using quick response (QR) codes to enable digital access to the relevant heritage information.
- Restoring front hedge boundaries to properties especially along Hall Road. Front boundaries were being replaced by large open parking areas which was impacting the enclosed nature of the properties that had previously characterised the area.
- The retention or reinstatement of timber windows to halt and reverse the proliferation of uPVC windows within the CA.
- The rationalisation of overhead lines and wires. The Heritage and Design Team had considered removing this item from the appraisal however it received some support during the consultation. The Authority would liaise with UK Power Networks to determine opportunities to remove overhead power lines.

During the appraisal the local listing was reviewed to ensure that those buildings within the Broads Executive Area, listed previously in 2011, remained valid and to ensure there were no omissions. A few properties had been deemed no longer worthy of local listing and had been proposed for removal from the listing. A number of objections had been received and considered resulting in only one property being removed from the local listing.

The HDM confirmed that the Neatishead Conservation Area Appraisal was nearly complete and it would be presented for endorsement by the Planning Committee on 2 May 2025.

Coltishall and Horstead Conservation Area

The HDM explained that the Coltishall and Horstead CA was last appraised in 1983. Broadland District Council would ordinarily take the lead on the appraisal of the Coltishall and Horstead CA however they did not have the capacity. Given the length of time since the previous appraisal the Authority had agreed to lead on this appraisal with input from the district council. This work would commence in June once the Neatishead CA had been completed.

Beccles Article 4 Direction

The HDM provided an update on the work associated with 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 had reviewed its corresponding A4D for Beccles and 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 (a map was presented illustrating the amended A4D area). The wording of the restrictions associated with painting the exterior of a residential dwelling meant that any painting would require permission. This restriction would be removed as it was felt that requiring householders to secure planning permission to paint their properties was too onerous. The installation of satellite dishes would also be removed from the A4D. The likelihood of satellite dishes being installed on properties had considerably diminished since this restriction was introduced in 1997 given the proliferation of alternative, less obtrusive broadcasting technologies. The HDM presented some images of properties on the western side of Northgate, to indicate the relevance of the A4D and noted that none of the properties shown, which contributed greatly to the local character, were nationally listed. In response to a question the HDM confirmed that, in order to propose a property for national listing, the Authority would have to conduct an assessment of both the interior and exterior of the building and Historic England would require strong evidence before considering it for inclusion on the national list. The Heritage and Design Team would monitor the properties on Northgate with the intention of considering them for national listing when they were next marketed for sale.

The HDM confirmed that the revised A4D would be presented for endorsement by the Planning Committee on 4 April 2025.

Listed buildings

Quinquennial Survey

The Heritage and Design Manager (HDM) and Heritage and Design Planning Officer (HDPO) gave updates on properties surveyed since December 2024 as part of the Authority's ongoing review of listed buildings.

Church of St Michael, Irstead – A Grade II* listed parish church with a tower, nave and continuous chancel dating from the 14th century, south nave aisle in the 15th century and significant restoration during the Victorian period. The building was found to be in quite sound condition; the thatched roof required some repair or replacement of which the church diocese were aware. The HDM provided example images of wooden bench and pew ends that featured decorative carvings that the church was noted for.

Wherry Barn/Cottage, Irstead – A Grade II listed mid-19th century two-storey brick building with pantile roof with a central arch over dyke to shelter wherry. This building had been heavily restored with the windows on the north elevation, not present when originally built, dating from the 1980s. Some brickwork repair was required.

Barn at Hall Fen Farm, Irstead – A Grade II listed brick and cut flint barn with thatched roof dating from the mid-17th century. The thatch was found to be in poor repair particularly on the northern elevation where the fillet, a waterproofing layer between the edge of the thatch and the brick parapet, had completely gone. The Heritage and Design Team had begun to talk with the owner to protect the structure if not restore the thatch given the cost of sourcing this material and the availability of thatchers.

The Nebb, Flixton-by-Lowestoft – A recently listed, December 2020, Grade II vernacular farmhouse dating from the first half of the 16th century, extended in the mid-18th century and altered again in the early 1800s. This was the first survey of this building that had been extensively restored and was in very good condition.

Bradwell Hall Farm and Barn, Bradwell – A Grade II listed farmhouse dating from 1731 and noted for the multi-phased development from the mid-1700s, the late 1700s and the 1830s. The building was in fair condition with the owner undertaking some re-pointing and repair works to the windows/doors when the Heritage and Design Team visited. The brick and pantile roofed barn dating from 1731 had its own discrete Grade II listing. When last surveyed in 2009, the barn was found to be in very poor condition. The most recent owners had restored the building securing it for the foreseeable future and it was currently used as a holiday let.

Vauxhall Bridge, Great Yarmouth – A Grade II listed twin-track railway and footpath bridge over River Bure connecting Great Yarmouth railway station to North Quay. A rare survival of a wrought-iron railway bridge that was built by Norfolk Railway in the 1850s. In the 1900s the bridge carried rail, tram and pedestrian traffic and from 1931 it also carried road traffic. It fell into disuse in the 1980s and in 2008, when it was last surveyed, it was on the Buildings at Risk Register. Subsequently it had been partly restored in 2013 by Great Yarmouth Borough Council and the Great Yarmouth Preservation Trust. The latest survey confirmed that the

pedestrian bridge restoration was still outstanding although there were plans to complete this work and re-open the whole bridge to pedestrians.

Enforcement

The Heritage and Design Planning Officer (HDPO) indicated that a Listed Building Enforcement Notice had been served at Holly Lodge, Coltishall requiring the removal and replacement of the existing uPVC windows which had been installed without listed building consent. The owner had subsequently lodged an appeal and the Authority was putting together information for the Planning Inspectorate.

Matters for information

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

The Heritage and Design Planning Officer (HDPO) presented an approved application, under delegated powers, at the Grade II listed Mettingham House (listed as The Red House), Mettingham for the internal and external alterations to the northwest range including alterations to fenestration, addition of portico over door, rearrangement of internal walls, and demolition and replacement of lean-to on the east elevation. The presentation included a location map, an aerial photograph of the site, a photograph of the front elevation, a photograph of the west elevation and a diagram of the proposed plan for the west elevation, a photograph of the east elevation and a diagram of the proposed plan for the east elevation and a historic development plan of the ground floor.

The property, located on the road between Bungay and Beccles at Mettingham was a very handsome Grade II listed house dating from the early 18th century with later editions. The proposal for the west elevation of the building was to add a small portico type porch to the main door, to remove another door and replace with two timber windows and convert another doorway into a window. The proposal for the east elevation was to replace an existing lean to with an equivalent structure in materials to match that extended further along the elevation.

The applicants had submitted a Heritage Statement that provided a summary of the development history of the building including a historic development plan of the ground floor. This demonstrated the expansion of the building over time starting with the fairly formal and symmetrical rooms in the 18th century. Further alterations were made in the mid to late 19th century, the early 20th century and then the 21st century.

The original application proposed the removal of a secondary stairway that related to service quarters created by the alterations in the mid to late 19th century. This stairway, although not significant in architectural terms, was considered to be an important part of the building's history and should be retained. The applicants subsequently decided to withdraw the removal of the stairway from the application which enabled the application to be approved, as the remaining development was deemed appropriate.

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 13 June 2025; the Heritage and Design Manager indicated that there would be a site visit after this meeting and more information would be provided nearer the time.

The meeting ended at 10:51am.

Signed by

Chair