

Loddon and Chedgrave Conservation Area Re-appraisal
Report by Historic Environment Manager

Summary: Members will be aware that the Authority has a responsibility to review its current Conservation Areas and from time to time consider the designation of new ones. This includes the publication of Appraisals and Management Proposals.

The purpose of this report is to give members the opportunity to comment on the Loddon and Chedgrave Conservation Area Appraisal and consultation prior to a decision on adoption.

Recommendation:

That members

- (i) consider the Loddon and Chedgrave Conservation Area draft re-appraisal and consultation; and
- (ii) subject to member comments, recommend to the Broads Authority in January to adopt the Loddon and Chedgrave Conservation Area re-appraisal and management plan that falls within the Broads Authority executive area.

1 Introduction

- 1.1 Members have previously agreed to assessment work being carried out on the phased re-appraisal of Conservation Areas, taking into account the duty of the Authority to identify and maintain up to date appraisals of existing Conservation Areas and, as appropriate, designate new areas.
- 1.2 Members will be aware that an informal agreement has been reached with the Districts' Conservation Officers whereby areas that fell mainly within the Broads Authority area would have the appraisal work carried out by the Broads Authority, and areas that fell mainly outside the Broads Authority area would have the appraisal work carried out by the relevant district.
- 1.3 The Loddon and Chedgrave Conservation Area lies partly within the Broads Authority Executive Area and partly within South Norfolk District Council. The majority of the area is within South Norfolk Council's area therefore the appraisal work and the consultation exercise has been carried out and funded by South Norfolk Council. Details of the consultation and feedback received as a result of it are outlined below.

- 1.4 South Norfolk Council's Officers have considered, in the preparation of the re-appraisal and management plan, if boundary changes are required and concluded that, in this instance it is appropriate to include C19 and early C20 development to the south along Beccles Road and an area of landscape to the west within the Chet Valley which includes C19 cottages in the South Norfolk part of the area. The boundary will also be slightly amended within the Broads Authority area alongside the River Chet to the east of the bridge on the north bank to include the whole of the Loddon Quay development. The Broads Authority Historic Environment Manager has been involved in that assessment and provided comments and input on the appraisal.
- 1.5 The Loddon and Chedgrave Conservation Area consultation was discussed at the Broads Authority Heritage Asset Review Group (HARG) on 19 August 2016. At this meeting Members were made aware of South Norfolk Council's intention regarding re-appraisal of the Loddon and Chedgrave Conservation Area. Unfortunately, South Norfolk Council Officers had not made the Broads Authority Officers aware of the draft appraisal prior to the public consultation exercise beginning although comments have been fed in subsequently as outlined above. Members of HARG agreed that a report on the consultation should be brought to the Broads Authority Planning Committee to make a decision regarding adoption.
- 1.6 A copy of the Loddon and Chedgrave Conservation Area re-appraisal, management plan and boundary is appended (Appendix 1).

2 Loddon and Chedgrave Conservation Area Consultation Feedback

- 2.1 A public consultation exercise was undertaken by South Norfolk Council. This included an exhibition held in Loddon and Chedgrave and a presentation was given at a Town Council meeting.
- 2.2 The public consultation period on the appraisal was held from 1 July to 31 July 2016. The full consultation process and a summary of the responses given are at Appendix 2.
- 2.3 All residents affected by the boundary changes were given the opportunity to comment on the proposals. The consultation process that was followed is consistent with that outlined in the Broads Authority's Statement of Community Involvement, although the Broads Authority itself was not involved in the consultation events.
- 2.4 Specific comments received were generally outside of the Broads executive area where additional restrictions in terms of permitted development already apply.
- 2.5 General comments were made regarding replacement windows and about property values for property newly included within the Conservation Area. These comments and specific Officer response to these comments are appended (Appendix 2).

3 Assessment and Implications of Adoption

- 3.1 The Loddon and Chedgrave Conservation Area is one of the 25 Conservation Areas either wholly or partly within the Broads Authority executive area. The Conservation Areas are designated heritage assets.
- 3.2 The Authority has a duty to periodically review Conservation Areas and provide up to date appraisal and management plans for them. The Loddon and Chedgrave Conservation Area currently has an out of date appraisal. The provision of an appraisal and management plan assists local residents and businesses in the preparation of appropriate development proposals within the Area and the Local Planning Authority in the determination of these applications.
- 3.3 The Loddon and Chedgrave Conservation Area boundary is proposed to be altered as a result of the re-appraisal. There will therefore be additional financial implications for its administration by the Broads Authority regarding the consideration of development management proposals or applications for works to trees. There may be very limited financial implications for the Broads Authority for any future re-appraisal work. Although it should be noted that virtually all of the built development within the proposed extension falls within South Norfolk District Council's area.
- 3.4 As regards implications for residents and landowners within the Conservation Area, the re-appraisal represents varying degrees of additional constraint.
- 3.5 Within the Broads Authority part of the area, the additional constraints in the main already apply. Outside of the Broads Authority Area additional restrictions on permitted development rights for householders will result from inclusion within the boundary. These restrictions were summarised and circulated as part of the consultation process. There may therefore be a minor financial implication for residents in the preparation of applications for planning permission that would otherwise be permitted development. This only applies, however, in the South Norfolk part of the Area.
- 3.6 The re-appraisal provides a written interpretation of the characteristics of the Conservation Area and identifies key features, issues and opportunities for enhancement. It is considered that the document will assist residents and landowners in the preparation and development of proposals within the Conservation Area.
- 3.7 It is further considered that the very minor financial implication to the Broads Authority of potential future re-appraisal work is outweighed by the statutory duty placed on the Authority to publish up to date appraisals of Conservation Areas.

- 3.8 Although not unanimous the majority of feedback received as a result of the consultation process has been positive.
- 3.9 South Norfolk District Council are responsible for the formal adoption of that part of the Conservation Area which falls within their area. A report including the minor revisions suggested by the Authority was taken to their Planning Policy and Regulation Policy Committee on 5 October 2016 and supported.
- 3.10 South Norfolk Cabinet adopted the part of the area within their executive boundary on 5 December 2015. The Cabinet report is appended (Appendix 3).
- 3.11 If the appraisal is adopted by the Broads Authority, South Norfolk Council will carry out the statutory notifications and inform residents in line with current legislation.

4 Conclusions

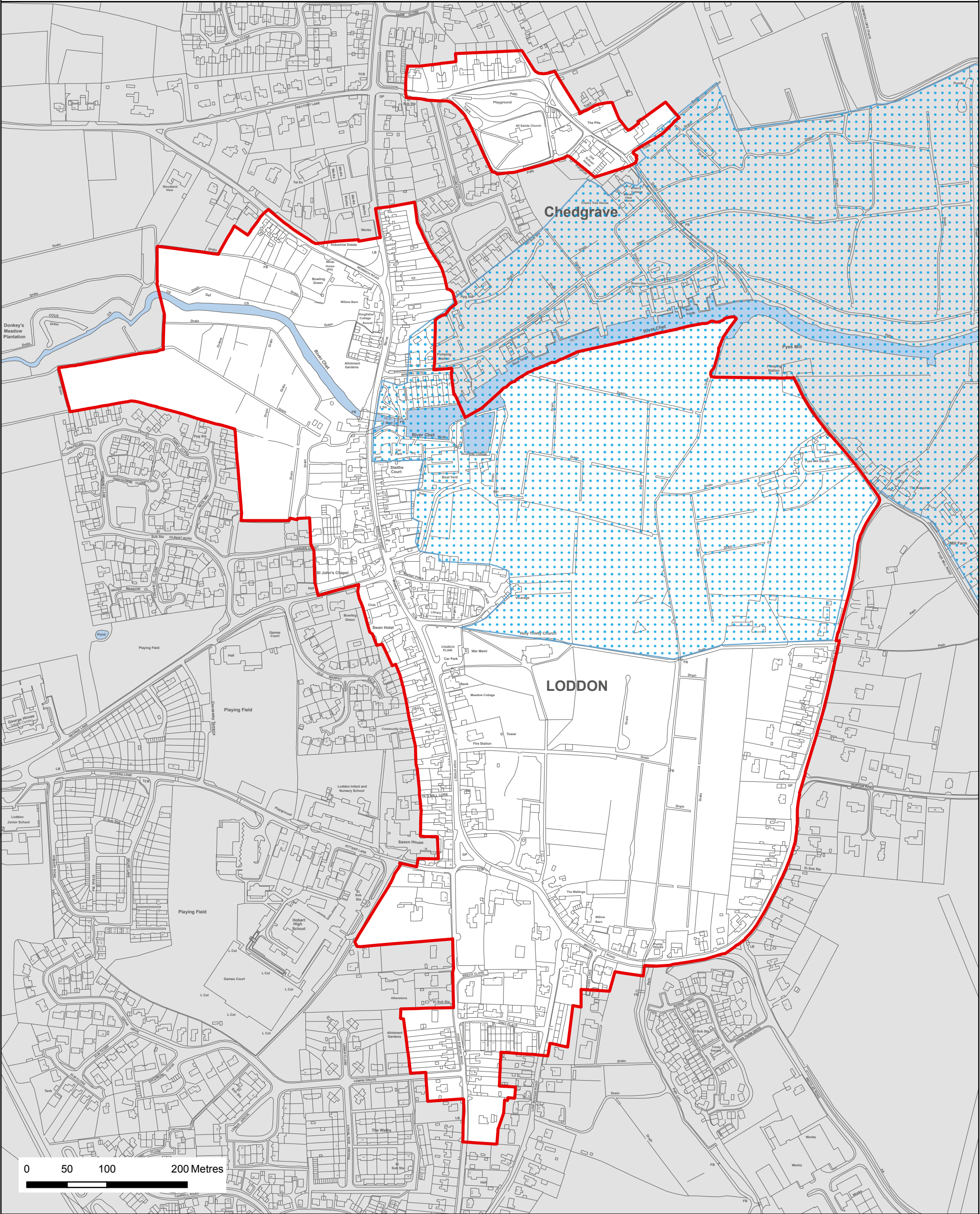
- 4.1 It is considered that the area identified by the boundary map including the extension and described in the appraisal and management plan of Loddon and Chedgrave is worthy of Conservation Area designation following a detailed assessment, public and stakeholder consultation. Therefore, it is recommended that Planning Committee recommend to the Broads Authority that the appraisal and management plan for the Loddon and Chedgrave Conservation Area, for that part of the Area within the Broads Authority executive area, is formally adopted by the Broads Authority.

Background papers: None

Author: Ben Hogg
Date of report: 5 December 2016

Appendices: APPENDIX 1 - Loddon and Chedgrave Conservation Area Re-Appraisal Management Plan and Boundary
APPENDIX 2 - Summary of Consultation responses
APPENDIX 3 – SNDC Committee Report and Minutes and [Loddon and Chedgrave Character Appraisal](#)



Loddon & Chedgrave Conservation Area



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Key

-  Conservation area boundary
-  Broads Authority Executive area



Scale at A3: 1:4,500
Date: Dec 2016

Appendix 2

Consultation responses

Consultation process

Prior to preparing a draft assessment and boundary changes informal 'walkabouts' of the areas took place in November 2015. This was formed of a small group of local councillors (district and parish) and local amenity groups, such as local heritage and history societies. Following this process the recommended changes to the boundary were drafted.

The statutory consultation on the prepared appraisal drafts, which included recommended boundary changes and conservation management guidelines, took place from July 1 to 31. The following process took place:

- Residents directly affected by the proposed boundary changes were contacted by letter.
- Emails were sent to Ward Councillors, County Councillors, the Parish Councils, Norfolk County Council Historic Environment Service, Historic England and in the case of Loddon, the Broads Authority.
- Adverts were placed in local libraries and information points, such as local supermarkets or noticeboards and a press release was issued with articles appearing in the local press.
- Exhibitions were erected for a minimum of two days in a publically accessible place within each conservation area, with an officer in attendance for a minimum of three hours.
- The appraisals were available to view on the council's website and at the reception desk, with forms available online to complete.
- Presentations were made to each Parish Council.
- The website and the exhibitions had a questionnaire to prompt a reply on the description of character, drawing of the revised boundary line, and the conservation management guidelines.

Comments received and responses:

Historic England & County Council Historic Environment Service – no comments

Parish Councils:

Harleston: Generally supportive and looking forward to working together on future enhancement. The town council is already looking into better replacement street signage for the town.

Hingham council were supportive of the appraisal and advised that they would like to work with the district council with regard to future enhancement/improvements.

Loddon & Chedgrave councils suggested Langley Park, Chedgrave Manor and Pyes Mill (a landscaped area) could also all be included. *In response, these sites are all peripheral to the*

conservation area and considered too far removed and separate in terms of character when viewed within the context of the central historic part of the town. Chedgrave Manor and Langley Park (the house) are also listed, and Langley Park is a registered park and garden. The landscape that has been included provides an important backdrop to the town and assists in controlling backland development around areas where key parts of the town such as the area around the bridge and the church back onto open countryside.

The Broad Authority – no concerns, but would like some additional/updated text included to relate to their planning controls.

Response from members of the public:

Harleston:

| Comment | Response |
|--|--|
| There were some comments made that consultation should have been more widespread and better advertised. | <i>The Council has carried out the legal duty in terms of holding a public meeting and went beyond the statutory requirements for the consultation, however, this point is noted and will be important to ensure the appraisal consultations are mentioned in more local media places such as community newsletters and parish noticeboards.</i> |
| It was suggested that the boundary should be extended further along London Road to include various historic properties, and also to include Malthouse House Court – a recent development adjacent to the listed converted Malthouse. | <i>Although there are some properties of architectural and historic merit along London Road, unlike the terrace which is being included, the properties are more spread out and there has been more infill. The character is therefore more 'diluted' and it is considered does not warrant inclusion. The Malthouse Court development is a good design – but there is considered not to be any threat to it, any planning permission would need to be considered in relation to the setting of the listed building as well as the existing conservation area.</i> |

Hingham

| Comment | Response |
|---|---|
| Two residents within Manor Court were concerned that the historic wall within the Court could be demolished if outside the conservation area. | <i>Due to the historic association to the Manor House of the space and the existing wall, it was decided to keep the area in the conservation area. This was also the subject of debate on the walkabout as to whether the area should in or not.</i> |

| | |
|--|--|
| Some concern was raised at the loss of protection for trees in the areas being proposed to be taken out of the conservation area, particularly in Rectory Gardens. | <i>Many of the areas which are being taken out already have TPOs in place, which give greater protection for the trees than conservation area status. This will however be reviews by the conservation officer and the tree officer to ensure the TPO areas are up-to-date and to see whether any more</i> |
| Concern that Stone Lane would be taken out because it is an historic lane with some historic properties | <i>The most important feature is the historic wall. However, the properties have also been altered to some extent and have lost their original character. The connection of the wall on its own to the rest of the conservation area is not considered sufficiently significantly to merit being in the conservation area, so it will remain being proposed to be taken out.</i> |

Loddon

| Comment | Response |
|---|---|
| Concerns raised by residents living in the proposed addition to the conservation area in High Bungay Road due to further planning restrictions that would result in terms of replacing windows/doors, adding dormers and replacing/restoring outbuildings. General concern about additional costs that would result when wanting to carryout works. The historic merit of area was also questioned due to the inappropriate alterations that have already been carried out. | <p><i>Planning permission is not required to replace any windows/doors on houses that are single dwellings in the conservation area. It would also not be required to restore an existing outbuilding unless there are any material changes to the external appearance. To replace an outbuilding may require planning permission in a conservation area. A new dormer would require planning permission in a conservation area. However, planning permission can also be required for a new dormer outside a conservation area depending on the size of the dormer.</i></p> <p><i>It is considered that, despite later inappropriate alterations to many of the houses in High Bungay Road in the additional area proposed, the form, proportion, surviving detailing and material finishes of buildings still makes a positive contribution to the historic character of street views. The additional area proposed in High Bungay Road, despite later alterations, still retains some of its historic character which is considered worthy of retention as an addition to the conservation area. Also, at the south end the number of matures trees and listed property, No.25, define a clear end boundary to the conservation area and provide an attractive gateway to it. Although no.34</i></p> |

| | |
|---|---|
| | <i>stands alone as a brick bungalow is distinct mid-20th character and symmetry add interest to the street scene, its trees are also prominent in street views.</i> |
| Concern was raised about property being de-valued as a result of being included in the conservation area. | Research carried out by the London School of Economics in 2012 indicates that being in a conservation area usually adds value to properties. |

Appendix C

Copies of the appraisal can be found at:

Harleston:

xxxxxx

Hingham:

Xxxxx

Loddon:

xxxxxx

5 December 2016

Agenda Item No 1

**Conservation Area Appraisals and Boundary Amendments for Harleston, Hingham
and Loddon Conservation Areas**

Report of the Senior Conservation and Design Officer

Cabinet Member: Lee Hornby, Portfolio Holder for Regulation & Public Safety

Chris Bennett

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1.0 Introduction

- 1.1 The council has a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review and designate conservation areas where areas are considered to be of special architectural or historic interest whose character and appearance it is desirable to preserve or enhance. Section 71 requires the authority to formulate and publish proposals for preservation and enhancement of those areas.
- 1.2 The council has 52 conservation areas and we are in the process of reviewing the character and appearance of the conservation areas through conservation area appraisals, accordingly revising boundaries if warranted, and formulating proposals for management and enhancement.
- 1.3 The purpose of this report is for Cabinet to recommend to Council to approve and adopt:
 - Amended conservation area boundaries for Harleston, Hingham and Loddon & Chedgrave Conservation Areas.
 - Conservation area appraisals and conservation management guidelines for Harleston, Hingham and Loddon & Chedgrave Conservation Areas.

2.0 Background

- 2.1 The programme of conservation area appraisals currently being undertaken is the first comprehensive review of the conservation areas since their original designations, in some cases dating back to the mid-1970s. During this period development has led to a change in the character and appearance of the conservation areas and there has also been a change in opinion as to what heritage may be considered worthy of preservation.
- 2.2 The rolling programme of reviewing conservation areas has given priority to those areas where the character is considered to be at greatest threat from change. The appraisals previously adopted are: Diss (2012) Trowse with Newton (2012) Wymondham (2012) Long Stratton (2013) Stoke Holy Cross (2013) Cringleford (2014). The Broads Authority has carried out appraisals which also cover the South Norfolk area for Ditchingham Dam, Ellingham and Geldeston (2013) and Langley Abbey (2014.) It was agreed at the Planning Policy and Regulation Policy Committee on 5th October that the next set of appraisals to be carried out during 2016-2017 should be for Bawburgh, Dickleburgh, Hempnall, Mulbarton, Scole, Tacolneston conservation areas.

- 2.3 The appraisals have been carried out in line with the Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1, published February 2016. This is an updated edition of Understanding Place: Conservation Area Designation, Appraisal and Management, first published by English Heritage in March 2011.
- 2.4 The appraisals and proposed boundary revisions were taken to the Planning Policy and Regulation Policy Committee on 5th October who recommended approval of the revised boundaries, conservation area appraisals and the conservation management guidelines by Cabinet and Committee. The committee advised that the conservation area for Loddon and Chedgrave should be referred to as Loddon & Chedgrave (the area had been referred to simply as the 'Loddon conservation area' at the consultation stage.)

3.0 Current position and issues

- 3.1 The conservation area boundaries have not been reviewed or amended for these three conservation areas since the original designation in Harleston (26.6.75) and Hingham (17.2.75). Having been originally designated in 1975, Loddon was reviewed and redrawn in 1994 to include the Chedgrave 'satellite' area. In order to be effective in assisting in making planning determinations and making informed decisions, it is important that the conservation area boundaries and appraisal content are up-to-date.
- 3.2 The appraisals assess the character and appearance of the conservation areas and recommend either extending or removing peripheral areas by changing the boundary line depending on whether the areas make a positive, negative or neutral contribution to the conservation area. Conservation management guidelines are included, which set out proposals as to how the conservation areas can be managed and further enhanced.

4.0 Consultation

- 4.1 It is a duty prior to adopting the recommendations of the appraisals for preservation and enhancement of an area to hold a public meeting and to have regard to the views expressed. The public meeting took the form of an exhibition held in each town and a presentation was also given at Parish/Town Council meetings.
- 4.2 In addition a public consultation on the appraisals was undertaken from 1 July to 31 July. The full consultation process and a summary of the responses given are at Appendix B.
- 4.3 Notification of the proposals to change the boundaries was also given through a letter to all the properties directly affected.

- 4.4 Following adoption, the changes in the boundary and properties affected will be advertised in a local paper and the London Gazette. It is a requirement to inform the secretary of state, and a further letter will be sent to all the buildings affected by the proposal to inform them that the revised boundary has been adopted.

5.0 Proposals

- 5.1 The maps at Appendix A show the proposed revised conservation area boundaries with the areas to be included and excluded. The red line maps show the new conservation area boundaries.

Harleston: The area will be extended to the north and south to include areas of historic 'gateway' development of the C19 and early C20 housing, and also an important area of mature landscaping to the east constituting the former grounds of Caltofts.

Hingham: Several sites are being proposed to be removed due to existing historic properties being altered or sites being developed with modern housing.

Loddon & Chedgrave: It is proposed to include C19 and early C20 to the south along Beccles Road and an area of landscaping to the west within the Chet Valley which includes C19 cottages. The boundary will also be slightly amended alongside the Chet to the east of the bridge on the north bank to include the whole of the Loddon Quay development.

- 5.2 As a result of the consultation the following changes to the boundaries are proposed subsequent to the consultation:

Harleston: A small area of verge landscaping is now proposed to be included on the corner of London Road and Willow Walk.

Hingham: Properties within the Manor Court development, which were proposed to be taken out of the conservation area, will remain in it.

These minor revisions were supported by the Planning Policy and Regulation Policy Committee on 5th October 2016.

- 5.3 Appendix C contains a link to the three conservation area appraisals. The recommendation is to adopt the appraisals as an evidence base in support of the Local Plan. Planning inspectors have accepted appraisals as a material consideration of considerable weight in appeals whether or not they have been adopted as supplementary Planning Document (SPD), so it is not necessary to adopt as

(SPD). The appraisals also contain conservation management guidelines that will be agreed in principle as part of this adoption process.

6.0 Risks and implications arising

- 6.1 The boundary change and the enlargement of the conservation areas in Harleston and Loddon & Chedgrave may result in some additional planning applications. Some areas of modern development in Harleston, and a number of areas in Hingham, are however being removed. In terms of the overall workload of planning applications, the change is small and insignificant in terms of impact on workloads.
- 6.2 Inclusion in the conservation area will result in the following changes to those properties:
- Any submission for planning permission will be considered with regard to preserving and enhancing the character and appearance of the conservation area.
 - Planning permission will be needed to demolish buildings and other structures such as front garden walls (if over 1m in height)
 - Alterations affecting external appearance, particularly to the front elevation are likely to require planning permission e.g. dormer windows and satellite dishes
 - Six weeks notice is required to be given to the council prior to undertaking any works to trees.
- 6.3 The character assessment in the appraisals will provide improved background information on defining the character and appearance of the conservation areas, and this in turn will lead to an improvement in design and access statements and assist in decision making when determining planning applications.
- 6.4 The conservation management guidelines are written to support and develop good practice in preserving and enhancing the conservation areas.

7.0 Decision

- 7.1 To recommend that Council approves and adopts the amended conservation area boundaries for Harleston, Hingham and Loddon & Chedgrave Conservation Areas.
- 7.2 To recommend that Council approves and adopts the conservation area appraisals and conservation management guidelines for the conservation areas of Harleston, Hingham and Loddon & Chedgrave.