

Heritage Asset Review Group

Note of Meeting held on Thursday 28 March 2013

Present:

Murray Gray – in the Chair
Colin Gould
Stephen Johnson

In attendance:

Ben Hogg – Historic Environment Manager
Simon Hooton – Head of Strategy and Projects
Prue Smith – Consultant on Cultural Heritage
Sandra Beckett – Administrative Officer

10/1 Apologies for absence and Welcome

Apologies for absence were received from Sholeh Blane and Julie Brociek-Coulton.

10/2 To receive the note of the ninth meeting held on 9 November 2012

The Note of the ninth meeting held on 9 November 2012 was received as a correct record.

10/3 Points of Information arising from the last meeting

None other than on the agenda.

10/4 Heritage At Risk Update March 2013

Progress Report

The working group received an updated schedule of the buildings in the Broads Authority Executive Area on the Broads Authority's Buildings at Risk Register 2012/13 which had been considered at the previous meeting.

Members noted the progress on the items listed and that there were no further significant changes to report on the items listed other than those to be removed. General monitoring and action was being progressed. An assessment had been carried out on Manor House, Irstead Road, Barton Turf (Category C) following the severe damage by fire in February 2012 and comments had been made to English Heritage concerning the application for delisting of the property.

Members were particularly pleased to see progress on the Barn at

Stokesby Hall and it was clarified that monitoring would continue.

Bridge Farmhouse, Low Road, Mettingham. The Planning Committee had granted permission for a separate dwelling in February 2012 subject to a Section 106 Agreement incorporating a schedule of repairs for the Listed property. The Section 106 Agreement had now been agreed and signed and the schedule of works was in place to be implemented. It was noted that, as agreed at the last meeting, it was hoped to include the property in a future Planning Committee Design Tour.

Members were pleased to note that a planning application was due to be submitted for the Brick Barn, Hill Farm, Gillingham.

The group particularly welcomed the progress on a number of the properties. Monitoring would continue on those Buildings At Risk still on the Register.

10/5 Listed Buildings to be considered for Enforcement Action

The group considered a schedule of listed buildings where unauthorised works had taken place. Two of these had been the subject of reports to Planning Committee and had been authorised for enforcement action.

- Ashby with Oby, Manor House (Grade 11) Replacement Windows and Door - The owner had submitted an application for delisting to English Heritage, although following a site visit by officers to view the interior of the property that found it substantially intact it was considered that the chances that the building would be de-listed were remote. Therefore the Authority should continue to proceed with enforcement action pending any notification from English Heritage. If a notification regarding a formal application for de-listing were to be received action would be suspended until a formal decision was made by English Heritage.
- Manor Farmhouse, Dunburgh Road, Geldeston. Replacement Windows – Following consideration at the Planning Committee and approval being granted for the replacement windows and some alterations, further details relating to the rendering and mullioned window had been received which would need to be assessed and the works that had been undertaken inspected. It was considered that it might be appropriate to remove the rendering exposing the original wall and then a repair technique agreed which best maintained the historic character of the building.

The Group noted the report.

10/6 Buildings on the Heritage at Risk Register – Strategic Approach

The Group received a list of those buildings in the Broads Authority Executive Area on the Heritage at Risk Register February 2013 (Listed Buildings and Scheduled Ancient Monuments).

The Group gave consideration to the next phase and direction on how to proceed to deal with the buildings on the Heritage at Risk register, especially those where there was very little left of the building, where there did not appear to be a future use or where very little progress was being achieved. The buildings had been grouped into Drainage Mills, Buildings, Churches in Use, and Structures as well as indicating those Buildings which had been removed from the register, and those where some monitoring would still be required.

Given that there were not many of these, **it was agreed** that the approach should be proactive and that there should be an action plan that explored the options for each of the buildings identified. With regard to the Mills, it was accepted that these would be included within the Mills Strategy.

It was considered that, as with the mills, it would be worthwhile separating the buildings into those with a use or potential use and those without. Those buildings still in use, such as the churches were less of a concern than those buildings/structures not in use.

It was considered that as the Authority had agreed to designate Whitlingham Country park as one of the Broads area's three information hubs, and the proposals for the future development of the Country Park were being progressed, the opportunity should be taken to highlight the ruins of the Church of St Andrew, Whitlingham Lane, Kirby Bedon and the remains of Trowse Newton Old Hall, Trowse, to the Whitlingham Charitable Trust and ArminghallTrust and pursue the possibility that these be included within the overall plans for the Estate. The Group requested a report back on these structures and discussions with the Whitlingham Charitable Trust for their possible inclusion in the overall plans for the park to the next meeting.

10/7 The Local List –Thematic Survey Topic 2013 – 14

On the basis of the Group's previous agreement to consider thematic groups of assets that contributed to the character of the Broads for inclusion on the Local List, it was suggested that "waterside chalets" be the theme for this next year. It was noted that there were some appropriate properties in Horning, Irstead and Potter Heigham, but also elsewhere in the Broads system. It would, of course, be necessary to assess these on the basis of the

guidance and criteria provided by English Heritage.

It was noted that there was already data available previously held by Norfolk County Council's historic buildings section. It was also hoped to assemble information from the rangers and the parish councils, possibly feeding into the Parish Forums. It was noted that any inclusion on the list would need to be sensitively handled with the owners explaining that the aim was to retain the building's special character and contribution to the Broads and/or at least record that contribution.

It was agreed that: Waterside Chalets be the Thematic Survey topic for inclusion on the Local List for 2013/14

10/8 The Mills Strategy Workshop

Further to Note 9/6 The Historic Environment Manager reported that the owners of mills had been contacted with the aim of arranging a workshop for 12 April 2013. It was pleasing to note that a very positive response had been received from 14 out of the 20 or so owners contacted. Although they were happy to engage with the Authority, unfortunately, many of these were not available on the date chosen.

It was agreed:

- (i) to cancel the Workshop scheduled for 12 April 2013;
- (ii) to arrange another day for the workshop offering a number of alternative dates; and
- (iii) if it was not possible for a majority turn out for one date, to consider arranging workshops on two occasions in order to engage as many mill owners as possible.

10/9 Conservation Area Re-Appraisals

It had been agreed at the March 2012 meeting that the Authority should aim to carry out re-appraisals on one large area and a smaller area within the year 2012/13 and progress was reported on the following in line with that decision.

- **Waveney 3 – Ditchingham, Ellingham and Geldeston:**
The Conservation Re-appraisals had been considered and adopted at the Planning Committee meeting on 12 October 2012. South Norfolk had not yet formally adopted them and the matter would be taken up by the Historic Environment Manager.
- **South Walsham**
Although no other objections had been received, at the open day, the Trustees of the Fairhaven Gardens had raised

concerns and an objection in relation to the management of trees and woodland. The Historic Environment Manager stated that it was particularly in relation to the submission of individual applications for tree work and this may not be such an issue as the Trust appeared to anticipate as it would be possible to set up a management programme and agreement with the Trust which should not hinder its objectives or operation. The Historic Environment Manager undertook to talk to the Trust.

- **Salhouse**
The Planning Committee had approved the draft Re-Appraisal for consultation at its meeting earlier in the day.
- **Oulton and Oulton Broad**
Work on this was being progressed in association with Waveney District Council.
- **Langley**
Work on this was proceeding.

It was agreed

that the report be noted.

10/10 Any Other Items of Business

The Broads –Placemaking Project

The Group received a briefing note prepared by the Authority's Landscape Architect on The Broads Placemaking Project. This was noted.

10/11 Date of Next Meeting – 19 July 2013

It was noted that the next meeting of the Heritage Asset Review Group would take place on Friday **19 July 2013** following the Planning Committee meeting.

The meeting concluded at 16.15pm