

Planning Committee

21 May 2021

Agenda item number 7.3

BA/2021/0131/LBC- internal works to create en suites at How Hill House

Report by Heritage Planning Officer

Proposal

Internal works to create en suite bedrooms

Applicant

How Hill Trust

Recommendation

Approve subject to conditions

Reason for referral to committee

Broads Authority Member is a Trustee of How Hill and was involved in the submission of the application

Application target date

11 June 2021

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1. Description of site and proposals

- 1.1. How Hill House is a listed Grade II building. The house sits on elevated ground, on the valley sides of the River Ant. The site is accessed off a minor road, How Hill Road, to the east and its grounds extend out to the west, down to the river. Its nearest neighbours sit to the immediate west of the site, on the opposite side of How Hill Road, and are The Mill House (Grade II Listed) containing a tower (Grade II Listed) and Mulberry Cottage.
- 1.2. How Hill House itself was designed and built in the early 20th century in the Arts and Crafts Style by the Norwich architect, Edward Boardman for use as his holiday home. The house was extended in during the First World War and became the family home in 1918.
- 1.3. The house remains largely intact in terms of historic detailing both internally and externally. Interventions were made during a period of ownership by Norfolk County Council, but are generally internal and consist of studwork partitions within the first and second floors inserted either to subdivide larger rooms to create smaller dormitories or to provide bathroom facilities. The house is currently owned and managed by the How Hill Trust and run as an education centre. The house has overnight accommodation for educational trips provided within 14 bedrooms with shared bathroom facilities.
- 1.4. The application is for the removal and addition of internal stud walls and doors on the first and second floors to create 12 separate en suite bedrooms.
- 1.5. Planning permission is not required for these works as they are internal, however Listed Building Consent is needed because the works affect the historic fabric of the building.
- 1.6. List description – “How Hill House. 1903 with later additions, by T.E. Boardman. Roughcast brick and thatched roof. T. plan. 2 1/2 storeys. Single storey service wings to north and east and to south a bow fronted living room over a basement level loggia. Built in a vernacular Jacobean style with studied irregular fenestration of lead glazed casements with pargetted architraves of trailing vine pattern, and above, projecting stone hood moulds. Splayed bay window on the east end of the south front, of 2 storeys with a stone parapet with an open strapwork design. To its left a stone porch with open semi-circular pediment with consoles on rusticated pilasters and inscribed T. B. 1904, F. E. B. North elevation has wide gabled projection with 2 bulls eye windows at each end, and irregular fenestration. Roofs gabled with moulded timber bargeboards. 3 eyebrow dormers and one gabled dormer to north. Ironwork includes scrolled gutter brackets, inscribed hopper heads, door handles, latches and window furniture. Much of the original interior intact, including panelled hall, staircase and sitting room. Fitted cupboards in bedrooms and landing, and moulded chimney pieces all in a Country House manner. Designed and built by T. E. Boardman 1861-1950. Lord Mayor of

Norwich 1905, High Sheriff of Norfolk 1933. E. Boardman and sons were leading East Anglian Victorian and Edwardian designers of country houses, chapels and public buildings.”

2. Site history

Application number	Proposal details	Application status
BA/1988/3477/HISTAP	New campsite shower / toilet block	Approved subject to conditions
BA/2012/0059/CU	Part-time change of use of classroom to tearoom	Approved subject to conditions
BA/2014/0040/FUL	Demolition of existing dilapidated toilet block and erection of wooden log cabin replacement	Approved subject to conditions
BA/2016/0295/LBC	Refurbishment of upstairs toilets and shower to include moving one doorway to make room for an additional shower.	Approved subject to conditions
BA/2020/0098/LBC	Replace 5 flat roofs	Approved subject to conditions

3. Consultations received

Parish Council

3.1. To be updated verbally.

District Member

3.2. To be updated verbally.

Amenity Societies

3.3. To be updated verbally..

4. Representations

4.1. None received.

5. Policies

5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

5.2. The following policies were used in the determination of the application:

- SP5 Historic Environment

- DM11 Heritage Assets
 - DM21 Amenity
 - DM44 Visitor and Community Facilities and Services
- 5.3. The National Planning Policy Framework (NPPF) is a material consideration in the determination of this application.

6. Assessment

- 6.1. The main considerations in determining this application are the impact on the character and integrity of a listed building, impact on an existing community and visitor facility and impact on neighbouring amenity.

Principle of development

- 6.2. The application involves the removal and replacement of fabric contained within a listed building. Historic buildings are a finite resource and alterations can erode their special character if not undertaken sympathetically. The NPPF and Local Plan policies are clear in outlining that any alterations to listed buildings should be carefully considered and fully justified.
- 6.3. The design and access statement (D&A) submitted with the application justifies the proposed works. The D&A statement highlights that the works are proposed to help improve the existing visitor facility by providing modern en suite bathrooms rather than the existing shared facilities, the former of which are expected now by most visitors. The D&A statement advises that these works are also required to ensure the house can reach covid-secure protocols and improve safety for both visitors and staff. Subject to the alterations being sympathetic to the listed building the principle of the proposal is considered to accord with the NPPF and Local Plan policies and welcomed.

Impact upon heritage

- 6.4. The Heritage Statement (HS) highlights that the works involve the remodelling of modern internal stud partition walls, which are largely associated with the works undertaken previously by Norfolk County Council. Some doors will need removal and replacement and the historic doors and door furniture will be retained and re-used in the proposed works. Where new items are required they are proposed to be designed to match in with the old.
- 6.5. As only modern partitions are proposed to be altered and as historic items will be re-used, it is not considered there would be an adverse impact on the character or integrity of the property. In addition, the provision of modern en suite bathrooms will secure the future viability of the site as an education centre by providing the level of facilities that is now expected by visitors. It is considered appropriate to condition any new or reclaimed materials to be used and the re-use of existing historic items to ensure the details are appropriate. In relation to the tests set out in the NPPF and policies SP5, DM11 and DM44 of the Local Plan, the proposal will not cause any harm

and will instead support the heritage asset and will secure the on-going public benefit of its use as an education centre.

Amenity of residential properties

- 6.6. Given the small scale and nature of the proposal, it is not considered there would be an adverse impact on neighbouring amenity as a result. The proposal therefore accords with policy DM21 of the Local Plan.

7. Conclusion

- 7.1. The proposal will not cause harm to the significance of the listed building and will secure the on-going viability of an existing educational centre and the proposals are therefore welcomed.

8. Recommendation

- 8.1. Approve subject to conditions:

1. Standard time limit
2. In accordance with plans
3. Any damage shall be made good
4. Retention and re-use of historic features (such as doors and door furniture) to be agreed prior to removal (unless details agreed prior to determination)
5. All new or reclaimed materials shall be agreed prior to installation (unless details agreed prior to determination)

9. Reason for recommendation

- 9.1. The development is considered an appropriate form of development with no negative impacts on the character and integrity of the listed building and a positive impact on the future protection of a listed building in terms of improving upon the viability of the existing visitor use, in accordance with the NPPF and policies SP5, DM11, DM21 and DM44 of the Local Plan (2019) and S66(1) and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 has also been considered in the determination of this application.

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Background papers: Listed Building Consent Application - BA 2021 0131 LBC

Appendix 1 – Location map

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