

# Heritage Asset Review Group

## Notes of the meeting held on 28 October 2022

### Contents

1.	Appointment of Chair	1
2.	Appointment of Vice-Chair	1
3.	Notes of HARG meeting held on 17 June 2022	2
4.	Historic Environment Team progress report	2
	Conservation areas – update	2
	Listed buildings	2
	Water, Mills and Marshes - update	3
	Design Guide	4
	Ditchingham Lodge	4
	Grove House, Irstead	5
5.	Any other business	6
6.	Date of next meeting	6

### Present

Harry Blathwayt – in the Chair (from item 3), Nigel Brennan, Bill Dickson, Andrée Gee, Tony Grayling, Tim Jickells, Nicky Talbot, Melanie Vigo di Gallidoro

### In attendance

Jason Brewster – Governance Officer, Andrew Farrell – Programme Manager Water, Mills and Marshes, Kayleigh Judson – Heritage Planning Officer, Kate Knights – Historic Environment Manager and Cally Smith – Head of Planning – in the Chair (until item 3)

## 1. Appointment of Chair

Harry Blathwayt was proposed by Melanie Vigo di Gallidoro and seconded by Bill Dickson.

**Harry Blathwayt was appointed Chair.**

## 2. Appointment of Vice-Chair

Tim Jickells was proposed by Harry Blathwayt and seconded by Melanie Vigo di Gallidoro.

**Tim Jickells was appointed Vice-Chair**

### **3. Notes of HARG meeting held on 17 June 2022**

The notes of the meeting held on 17 June 2022 were received.

These had been submitted to the Planning Committee on 22 July 2022.

### **4. Historic Environment Team progress report**

The Historic Environment Management and the Heritage Planning Officer presented the report providing an update on progress with key items of work by the Historic Environment Team between 18 June and 09 September 2022.

#### **Conservation areas – update**

The Historic Environment Manager (HEM) confirmed that the re-appraisal of the Halvergate and Tunstall Conservation Area was progressing. The HEM provided a slide of three buildings in Tunstall that had been assessed as possible Buildings of Interest or Locally Listed Buildings. Two, a K6 phone box and the barn at Hall Farm, would be considered Buildings of Interest, the HEM confirmed, as they contributed to the character of the Conservation Area (CA) and were of local significance. The HEM explained that a Locally Listed Building would be assessed as part of the planning process in a similar fashion to a Nationally Listed Building although the rules were not as stringent and only the exterior of the property could be protected/preserved. The Halvergate and Tunstall Conservation Area covers local areas covered by both the Broads Authority and Broadland District Councils as LPAs. The HEM explained that Broadland District Council did not formally designate Locally Listed Buildings in its area.

In response to a member's question, the HEM confirmed that the phone box was probably owned by the Parish Council and was used as a library and as a host for visitor information. The HEM confirmed that all owners of properties being considered for local listing, as well as the wider community, would have an opportunity to respond to the Conservation Area's re-appraisal as, once complete, it would be subject to public consultation.

The HEM reported that BDC were progressing with the Coltishall Conservation Area re-appraisal and, as this Conservation Area included land in the Broads Authority area, the LPA for the Broads would contribute to this work prior to it being adopted in spring 2023.

#### **Listed buildings**

The HEM provided an update of the Quinquennial Survey, which is the 5 year survey of all the Listed Buildings within the Broads National Park.

The HEM provided photographs from a recent visit to Claxton Manor. These images showed the impact of erosion to the 14<sup>th</sup> century castle remains. Further images of the onsite barn, which is a grade II listed building, showed where light was visible from within the structure, along the apex of the thatched roof and where thatch was missing from the roof itself. The HEM would be contacting the owners of the property to raise these issues.

The HEM discussed visits to Coldham Hall Inn, Surlingham and Langley Abbey Remains (photographs provided). The Langley Abbey Remains had extensive work carried out via a grant from Historic England and as such was in very good condition. The HEM indicated that a stable block, not included in the previous work, would need some repair. The Head of Planning confirmed that this building was partly used for accommodation and this change of use had been authorised via retrospective planning permission. There was a discussion regarding whether public access was available at Langley Abbey Remains and, if so, what form this took and the HEM offered to investigate this matter.

The HEM confirmed that discussions with the owners of the WW1 Pillbox at St Olaves, on the Buildings at Risk Register, had commenced. The HEM indicated that repair work was necessary at the Waveney House Hotel, to fix a boundary wall, and work was required at the barn to the North-East of Ferry Inn, Stokesby, to fix brickwork and flintwork. The HEM explained that some of this work would be delayed until the spring when the ambient temperature would be suitable/adequate to set the required lime mortar.

In response to a member's question regarding the response of property owners to these requests for maintenance to Listed Buildings, the HEM explained that consultations with owners were pragmatic and open and, in the main, engendered a positive response. The HEM confirmed that enforcement action could be taken if necessary to protect Listed Buildings via a Repairs Notice or an Urgent Works Notice. The building would need to be in a very poor state of repair to warrant this action and, the HEM explained, the Authority would have to be prepared to foot the bill for the resulting repairs if the owner was unwilling or unable to do so.

A member asked about the relationship between the Authority and Historic England and the role they played with respect to Listed Buildings. The HEM explained that Historic England were consulted on some Listed Building Consents and some planning applications within Conservation Areas. They also provided support if a Repairs Notice or an Urgent Works Notice was required and might underwrite the cost of serving these notices.

### **Water, Mills and Marshes - update**

The HEM explained that decorating students from City College had been busy painting the structure at Mutton's Mill and preparing for the sails to be installed. The HEM was pleased to announce that a former student volunteer had now been employed by the Water, Mills and Marshes (WMM) project as a trainee joiner. The HEM provided some background on the WMM project in response to a member question.

A member asked for an update on Strumpshaw Mill and the HEM explained that it had been nearly 4 years since this work had commenced. The Broad Authority's work on the engine house was nearly complete with some snag list items to complete. The RSPB had completed the work on the chimney and the HEM indicated that the remaining focus was on the installation of a drainage pipe and, once installed, the drainage ditch would be back-filled. This change to the drainage ditch required agreement from a variety of stakeholders and the HEM explained that this agreement was ongoing. The collapse of part of the drainage channel following high tides earlier in the year had also complicated matters slightly. The HEM

confirmed that the landscaping work, with picnic tables and interpretation, would be managed by the RSPB but would not start until the drainage ditch had been completed (to avoid possible re-work associated with movement of heavy plant to/from the site associated with the work on the drainage ditch).

## Design Guide

The Historic Environment Manager (HEM) indicated that the Broads Authority's Design Guide was available for public consultation until 4pm on 9 December 2022.

## Ditchingham Lodge

The Heritage Planning Officer (HPO) discussed the Planning Permission and Listed Building Consent for Ditchingham Lodge, a grade II listed country house, that had been determined under delegated powers. The application proposed the refurbishment and extension of Ditchingham Lodge, including the construction of a new plant room, swimming pool, the demolition of existing outbuildings and the conversion of a log store into an office.

The HPO provided a detailed presentation that included maps of the location and site itself as well as photographs of the impacted buildings and architectural drawings that detailed the proposed changes.

The HPO provided a summary of the history of the surrounding area highlighting that the earliest settlement dated back to ancient times (Neolithic long barrow at Broome Heath) and a connection to the Romans (hoard of Roman coins found at Ditchingham Lodge in 1812).

The HPO provided a summary of the development history of the property (and supporting image) that showed 5 main phases of development;

1. Original building dated 1690; vineyard keeper's cottage (high heritage value).
2. Primary elevation added in late 1700s by well-known botanist Thomas Jenkinson Woodward.
3. Trapezium extensions to both wings 1845 by William Hartcup.
4. Extension between original property and rear of South wing late 1800s – early 1900s.
5. Final phase was a three storey extension to the rear of North wing circa pre-1950s which also included a cellar of a much earlier date (presumably for the storage of wine).

The HPO then provided details of the key facets of the development proposal and, in doing so, highlighted any conditions required to secure the planning permission and listed building consent.

A roof terrace was proposed and the HPO indicated that this was agreed once it had been re-located to a more central position on the roof which would not be visible from the ground to the immediate front of the property. The HPO confirmed that this was a substantial alteration, however the majority of this work was to the rear of the property and as such was not visible. Another factor behind granting consent for this element of the proposal was, the HPO revealed, the fact that the rear roof was not original and had been previously replaced.

The proposal for wholesale replacement of windows and doors, as part of the restoration of the principal internal/external elevation, was not considered appropriate and the HPO explained that a schedule of repairs was conditioned to ensure any historic fabric and detailing was preserved and the owners had indicated their agreement.

A simple single storey extension with a parapet roof had been proposed, explained the HPO, in front of the original cottage and to the rear of the South wing. This extension would provide the property with a modern open plan space although the proposed opening between the original cottage and the extension was not deemed appropriate and it had now been reduced to maintain the plan form of the original cottage.

An existing outbuilding, currently used as a log store, would be converted into an office and the HPO explained that this low touch proposal that would fit within the existing walls was deemed appropriate.

The HPO provided an image showing an existing garden terrace to the front of the property and the plan to convert this to a swimming pool. The HPO had initially been concerned by this proposal however this would be a low-key addition with no ancillary buildings and a dark lining. The pool would not be visible from the marshes and blended in to the landscape and the HPO confirmed that, on balance, it was deemed acceptable.

The owners were keen to advance these developments and the HPO would keep the group informed of progress.

### **Grove House, Irstead**

The Heritage Planning Officer (HPO) provided an update on a recent site visit to Grove House to monitor that the permission was being implemented in accordance with the approved plans. The HPO highlighted that once a Listed Building Consent had been approved this permission would be added to a Condition Monitoring list and the site would be regularly checked by the planning (compliance and monitoring) officer. The HPO stated that these site visits, as well as maintaining good relationships with owners and contractors, were particularly important for Listed Buildings as some of the requirements can be very specific.

The HPO presented slides showing the location of the property and photographs showing aspects of the property before and after restoration.

The sweeping drive, the HPO explained, had been restored, a French drain installed on the main house to improve damp proofing and similarly a new lime plinth had been installed. The HPO drew attention to the new front door that was an exact replica of the original historic door that had outlived its useful purpose.

The stable block had been converted to accommodation and the HPO drew attention to the new pantile roof, that replaced the corrugated iron sheets, and the shutters that alluded to the buildings previous use. The HPO made reference to the herringbone brick courtyard that separated the converted stable block and the rear of the main house.

The HPO discussed the grade II listed thatched barn that had been purchased by the owners so as to re-establish it within the farm's curtilage. The end gable had been restored to brick,

the previous timber fronting having been a repair due to damage caused by agricultural equipment.

The final element of this restoration, raised by the HPO, was the re-introduction of a walled kitchen that required the existing concrete apron between the barn and the main house to be removed. As demonstrated by the photographs this work had begun although the area involved was considerable.

## **5. Any other business**

None.

## **6. Date of next meeting**

The next HARG meeting would be held remotely (via Teams) on Friday 16 December 2022. Given the success of this meeting, held at the Museum of the Broads, Stalham, the Governance Team would investigate utilising other appropriate locations for future meetings.

The meeting ended at 11:04am

Signed by

Chair