

Heritage Asset Review Group

Notes of the meeting held on 13 June 2025

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Present

Harry Blathwayt – in the Chair, Peter Dixon, Andrée Gee, Tony Grayling, Tim Jickells, Gurpreet Padda, Michael Scott and Matthew Shardlow

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 21 March 2025

The notes of the meeting held on 21 March 2025 were received. These had been submitted to the Planning Committee on 4 April 2025.

2. Historic Environment Team progress report

The Heritage and Design Manager (HDM) and the Heritage and Design Planning Officer (HDPO) presented the report providing an update on progress with key items of work by the Heritage and Design Team between the end of 22 March and 13 June 2025.

Conservation areas – update

Neatishead Conservation Area

Neatishead Conservation Area Appraisal (CAA) had been completed and then approved by the Planning Committee on 2 May 2025.

Coltishall and Horstead Conservation Area

The next CAA to be undertaken by the Authority would be of the Coltishall and Horstead Conservation Area, which was last appraised in 1983. This conservation area included parts of the executive areas of both the Broads Authority and Broadland District Council (as indicated by a map of the conservation area). The Authority had agreed, in conjunction with Broadland District Council, to lead this appraisal.

Other conservation areas

The Authority were also consulted on CAAs being undertaken by neighbouring district councils. The Heritage and Design Team (HDT) had been in discussions regarding the Bracondale Conservation Area which was last appraised by Norwich City Council in 2011 and included parts of the former Carrow Works site. The intention was to bring the current appraisal up to date and, given the scope of the East Norwich regeneration plan, to increase the boundary of the conservation area to include a larger area of the former Carrow Works site and include more of the river. Additional buildings on the Carrow Works site had been listed by Historic England in the last couple of years. A Member asked whether the East Norwich regeneration plan would complicate this appraisal. The HDM responded that the appraisal would assess the existing structures to identify what is and what is not of significance and, ideally, the resulting assessment would inform the development proposals.

East Suffolk Council (ESC) had commenced an appraisal of the Somerleyton Conservation Area previously appraised in 2011. Only a small fraction of this Conservation Area fell within the Broads Executive Area, however this area included land historically utilised by the local brick works, an important heritage site, to gain access to the River Waveney. This heritage site and other areas of significance near the marina were not well reflected in the conservation area and these areas had been highlighted by the HDT during initial discussions with ESC regarding the CAA. ESC would likely be re-appraising the Beccles Conservation Area in 2026.

Beccles Article 4 Direction

As discussed at the previous HARG meeting (21 March 2025) the Article 4 Direction (A4D) at Beccles had undergone a public consultation and would return to the Planning Committee on 18 July 2025 for approval. 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. The Authority proposed to reduce the area covered by its A4D which would see the removal of the southern part of Puddingmoor from the Article 4. Areas of the A4D to the north and west that covered open space would also be removed (a map was presented illustrating the truncated A4D area). A review of restrictions associated with the A4D had resulted in the removal of both a restriction relating to the installation of satellite dishes and a restriction associated with painting the exterior of a residential dwelling.

Listed buildings

Quinquennial Survey

In response to a question the Heritage and Design Team Manager confirmed that the quinquennial survey included the designated heritage assets of Listed Buildings and Scheduled Monuments however other designations, such as Registered Parks and Gardens and Conservation Areas, were excluded.

Since March 2025 a number of buildings had been surveyed including (the assessments were provided during the post-meeting walking tour):

Foundry Bridge, Norwich: A single-span, Grade II listed iron bridge built in 1880. The bridge was found to be in sound condition but would benefit from repainting to prevent deterioration of the metalwork. The abutments had vegetation growth which needed to be removed.

Bishop Bridge, Norwich: A Grade II* listed bridge and scheduled ancient monument circa 1340 onwards consisting of three spans of segmental stone arches on piers. The listing included the parapet with semi-circular return at west end and wrought-iron lamp-standard on north side. The bridge appeared to be in a sound condition although it would benefit from removal of vegetation. Repointing was required of the stone masonry on the south west abutment and the brickwork on the flanking wall of the bridge to the north east.

Eye Bridge, Norwich: A Grade II listed brick and stone bridge rebuilt in 1933. This location had a history of bridges dating back to the early 12th century. The bridge condition was generally sound. There may have been a boat strike to the stone stringcourse on the north east corner of the bridge.

Blackfriar's (or St George's) Bridge, Norwich: A single-span, Grade II listed bridge built in 1784 using Portland Stone with iron balustrades. The structure was found to be in sound condition.

St Miles Bridge, Norwich: A single-span, Grade II listed cast iron bridge built in 1804. Possibly the oldest metal bridge in East Anglia and of simple construction with iron panels bolted together. The metal work had some graffiti and signs of small areas of corrosion so would benefit from redecoration.

Enforcement

Manor Farmhouse, Ashby with Oby

The Heritage and Design Planning Officer (HDPO) provided an update on Manor Farmhouse that had a Listed Building Consent (LBC) to replace UPVC windows and doors with timber equivalents. This had been a long running matter and the original owner, having been granted a 10 year compliance period, had managed to replace two windows in eight years. This property subsequently changed ownership in 2022 and the new owners had agreed to complete the remaining work associated with the LBC to the existing deadline. This work had been successfully completed, as indicated in photographs of the property. The owners had commenced remedial work to the exterior painted brickwork to replace the modern paint with a porous equivalent.

In response to a question the HDPO confirmed that the Authority's Planning Enforcement Officer (PEO) would continue to monitor properties that had successfully completed compliance work. In this case the PEO's visits provided a useful mechanism by which the owner could communicate with the Heritage and Design Team.

Holly Lodge, Coltishall

The Heritage and Design Manager (HDM) reminded Members of a Listed Building Enforcement Notice 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 waiting the date for the Planning Inspector's site visit.

Matters for information

The Heritage and Design Manager (HDM) provided updates on recent appeal decisions that related to heritage assets.

Appeal decision APP/E9505/D/24/3346992: 6 Bureside, Skinners Lane, Wroxham

The appeal property was a large detached late Victorian house characteristic of the larger Broads' riverside houses in the area, set in large grounds by the riverside. It was sited within the Wroxham Conservation Area, was referred to in the Wroxham Conservation Area Appraisal as 'one of the grandest late Victorian houses in the village' and was a locally identified heritage asset. The proposal was to replace single glazed timber windows and doors with double glazed UPVC. As indicated in the photographs, the existing windows had a lot of detail that would not have been replicated by the replacement windows, with the dimensions of the UPVC glazing bars being deeper and wider than the existing wooden versions. The Authority had refused permission concluding that the development failed to preserve and/or enhance the Wroxham Conservation Area, the use of UPVC would form an inappropriate feature on the building, disrupting the traditional use of materials in the locality and the use of UPVC would cause 'less than substantial' harm to the character of the conservation area. The Planning Inspector supported the Authority's decision, stating that "UPVC is a modern material that unlike timber frames, would not soften in appearance through weathering. The proposal would introduce modern materials that would appear as incongruous architectural features within the historic fabric of the host dwelling". The appeal was dismissed.

A Member asked whether builders, when asked to replace timber framed windows with UPVC equivalents, would be able to advise on the possible need for planning permission. The Heritage and Design Manager responded that the approach to UPVC windows varied between Local Planning Authorities and a builder may not be aware of the Authority's stricter stance and/or the boundary of the Authority's Executive Area.

Appeal decision APP/E9505/W/25/3359289: Manor Gates Garden, Staithe Road, Ludham

The proposal sought retrospective approval for a boat cover which had already been erected over a single boat mooring within a private dyke running west of Womack Water up to Staithe Road in Ludham. The appeal site was located within an area of wet woodland alongside the dyke that formed part of the extensive detached grounds of Manor Gates, a property located on Staithe Road. The boat cover consisted of a tubular steel frame covered with heavy duty

drab olive brown vinyl which the Planning Inspector had described as “reminiscent of a scout tent or temporary shelter”. The Planning Inspector strongly supported the Authority’s decision to refuse retrospective permission referring to impacts not just within the Ludham Conservation Area but included the Broads protected landscape and, despite the development not being visible from a public vantage point, concluded that it still had an adverse impact on the conservation area.

3. Any other business

Suffolk County Council appointment to the Broads Authority

The Authority had been informed that Melanie Vigo di Gallidoro had stood down as Suffolk County Council’s representative to the Broads Authority. Melanie had been a Member of the Authority since June 2017 during which she had been a member of both HARG and the Planning Committee. Melanie chaired HARG from November 2017 until September 2021 and chaired the Planning Committee from April 2018 until September 2022. The Chair thanked Melanie for her hard work and dedication to the Authority adding that the Authority would miss her greatly.

Last meeting for the Heritage and Design Planning Officer

The Heritage and Design Manager (HDM) indicated that the Heritage and Design Planning Officer (HDPO) would be leaving the Authority over the summer and this would be her last HARG meeting. The Chair thanked the HDPO for her hard work and support. It was noted that the HDPO’s dissertation into the historic chalets of the Broads had been instrumental in nine waterside chalets becoming nationally listed in 2024.

4. Date of next meeting

The next HARG meeting would be held on Friday 3 October 2025.

The meeting ended at 10:36am.

After the meeting the Heritage and Design Team escorted Members on a walking tour of the listed structures on the River Wensum, Norwich starting at Foundry Bridge and following the river upstream to the Pumphouse at New Mills Yard.

Signed by

Chair