

# BLICKLING CONSERVATION AREA

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## CHARACTER APPRAISAL BROADLAND DISTRICT COUNCIL DECEMBER 2007



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# BLICKLING CONSERVATION AREA

## CHARACTER APPRAISAL

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# BLICKLING RURAL CONSERVATION AREA CHARACTER STATEMENT

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## 1. INTRODUCTION

A Conservation Area is defined as – “ An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

The conservation of the historic environment, in its widest sense, is part of our quality of life, helping to foster economic prosperity and providing an attractive environment to live and work in. Broadland District Council is committed to protecting and enhancing the historic environment. To this end significant parts of Broadland are designated as Conservation Areas.

Conservation Areas were introduced in the 1967 Civic Amenities Act. This Act placed a duty on planning authorities to identify areas of special architectural or historic interest, whose character or appearance it is desirable to preserve or enhance and to designate these as Conservation Areas. This duty is now part of the 1990 Planning (Listed Buildings and Conservation Areas) Act which also requires the review of existing Conservation Areas and, where appropriate, the designation of new ones. The quality and interest of a Conservation Area depends upon a combination of factors including the relationship and architectural quality of the buildings, materials, spaces, trees and other landscape features, together with views into and out of the area.

In general Conservation Areas tend to focus on pleasant groups of buildings, open spaces and areas of trees, a village green or historic street pattern or perhaps even an archaeological feature.

However, Conservation Areas can take on a much wider role in protecting larger areas of the countryside and in Norfolk historic parkland estates

are suitable areas to be treated in this way. Development of these estates has played a significant and integral part in the social and economic history of the Norfolk landscape. There is a certain unity which comes from historic ownership patterns and this fragile architectural and historic quality should be protected.

The Blickling Rural Conservation Area was first designated in June 1991 by the local planning authority, Broadland District Council, and was enlarged to include Malthouse Farm, Oulton in 2007.

This statement highlights the special qualities that underpin the character of the Conservation Area, justifying its designation. It also seeks to increase awareness of those qualities so that where changes to the environment occur, they do so in a sympathetic way without harm to the essential character of the area. This type of assessment has been encouraged by recent Government advice (PPG 15) and it will eventually form supplementary planning guidance to those policies in the Broadland Local Plan aimed at protecting the overall character of the Conservation Area. In particular the guidance will supplement the Local Plan policies which deal with demolition and new development within the Conservation Area which might affect its setting or the views into or out of the area.

This character statement does not address enhancement proposals. Community led enhancement schemes will be considered as part of a separate process.

## 2. LOCATION AND SETTING

The Blickling Rural Conservation Area is situated immediately north west of the market town of Aylsham and 16 kilometres north north west of Norwich. The majority of the Conservation Area lies within an Area of Landscape Value as defined in the Broadland Local Plan.

Blickling is one of a number of park or estate landscapes which occupy a belt between the rivers Wensum and Bure north west of Norwich. Blickling Hall and Park are a significant part of the Conservation Area but the wider landscape also has an influence on character.

The Conservation Area nestles on the south side of a loop in the River Bure and there is a general fall across the landscape from south west to north east. Surrounding land use is predominantly arable with sinuous plantations extending around the park. Grassland and meadows are restricted to the park and valley bottoms.



*Blickling lake and park.*

Blickling Hall, the parish church and the divided village are a natural focal point of the Conservation Area, but Silvergate to the south and the farms, mill and landscape along the Bure also contribute to the character of the area. Although the area contains three settlements, it is reliant for services and amenity facilities on the market town of Aylsham to the east.

The Conservation Area covers the core of the historic park, which is included on the English Heritage Register of Parks and Gardens of Special Historic Interest in England at Grade II\*. Along much of the northern boundary, from Ingworth to Bunker's Hill Plantation, Blickling is concurrent with the Wolterton and Mannington Conservation Area as revised by North Norfolk District Council in October 1990.

### 3. ORIGINS AND HISTORICAL DEVELOPMENT

Blickling has a long and complex history which is briefly summarised here. The site is referred to in the Domesday Book as 'Blikelinges' and is now thought to indicate a settlement of the family or followers of Blicla, though earlier interpretations thought Blickling was a derivation from the Old English 'Bekeling' meaning water-meadow around a stream.

The original Manor of Blickling is known to have been in existence in the C11 at the settlement of Moorgate, north west of the present Hall. The Manor has had many distinguished owners, including Sir John Fastolfe, who in 1432 was one of the most powerful men in Norfolk and a leading figure in the Royal government both in France and England.

The first known settlement on the site of the present Hall occurred in 1390 when a rectangular moated house was built. It was in this moated house that Anne Boleyn was reputed to have been born.

Records show that originally there appears to have been two parks at Blickling, one to the north of the Great Wood and one to the south. Although there is no evidence to suggest these parks were amalgamated, there is proof to show a parkland of some 100 acres still existed at Blickling in the early C17, of which 95% was covered in woodland. However, when Sir Henry Hobart, Lord Chief Justice, bought the Estate in 1616, the parkland had been allowed to fall into decline.

Sir Henry decided to build a new house in place of the old and engaged the services of Robert Lyminge (d.1628). Lyminge was a surveyor who had worked at Theobolds in 1607 and had been involved in building Hatfield House (1607 – 12). The building Lyminge designed for Sir Henry was to be a splendid, imposing Jacobean style house and one of the last such houses of this kind to be built in England. The house was begun in 1619 but not completed until 1627.

The surrounding parkland remained largely unaltered until 1760 when the new owner, the 2nd Earl of Buckingham, began a programme of works which were to radically alter its appearance. The existing lake, for example, was extended to reach a distance of one mile long by some 400 yards wide.

To the north west a long narrow beech wood was set and further woodland planting also took place to the south west of the house. The house itself was also altered and extended between 1765 and 1769 to include a complete rebuild of the west façade, this work being carried out by Thomas and William Ivory.

The parkland increased from 100 acres in 1729 to 500 acres by the end of the C18, incorporating all of the farmland on either side of the Great Wood. The estate was also by now being endowed with many fine buildings and features of interest. These included a banqueting house with Gothic tower and a rustic cottage, referred to as My Lady's Cottage, which was built in the Great Wood and used as a tearoom. Beside this cottage stood a fountain, which was later to be moved to the centre of the parterre where it stands today. Other features of interest included an ice house and a statue of Hercules. During this period the park was extended to the east of the main house, an extension which necessitated the realignment of the road by the Church.

Following the death of the 2nd Earl and on the instruction of his daughter, Lady Suffield, a pyramidal mausoleum was built in the park. Designed by the architect Joseph Bonomi (1739-1808), the mausoleum was consecrated in 1796.

Although the park probably altered very little in outline in the early 1800s, John Adey Repton was responsible for the addition of several new features in the gardens as well as the renovation of some of the estate cottages.

A Tithe Award map of 1840 records a number of young plantations of chestnut, oak and ash, together with large areas of existing mature beech and chestnut, indicating that new planting was continuing.

Lady Suffield was succeeded on her death in 1850 by the 8th Marquis of Lothian, who continued to make changes. The lake was reduced in size and bricks from the estate brickworks were used to build a new retaining wall at its southern end. Other buildings around the park were also simplified while alterations were made to the main house in 1864. The racecourse ceased to function and the Gothic tower grandstand was reduced to a domestic house.

By this time the parkland extended to c.700 acres, much of it covered by large woodland areas or sparsely planted pasture grazed by deer.



Lady Lothian endowed the park with a new school building, also allowing cricketers from Aylsham to hold their matches there. Although there are also records of a golf course on the south western side of the lake during the early 1900s the extent of its use is somewhat uncertain. It is perhaps interesting to note that from 1900 to the present day Blickling Hall has only been lived in by its owners for little more than 10 years, the property being bequeathed in 1940 to the National Trust.

The Second World War had a dramatic but short lived effect on Blickling. The Hall was used as the officer mess for RAF Oulton and the surrounding gardens filled with huts. Prefabricated buildings were erected in the park and in Pond Meadow, with much of the pasture ploughed up.

After the war significant efforts were made to restore the hall and grounds so that today the area of the parkland covers much the same as it did in the mid C19.

## 4. CHARACTER OVERVIEW

The Blickling Rural Conservation Area covers a considerable part of the countryside from Aylsham in the east to Oulton Street in the west and as far north as the River Bure. The centrepiece is Blickling Hall and its park. However, it is the collective impact of all the buildings and surrounding woodlands which lends a sense of unity through the consistent use of materials and design or historic connections, thus creating the special character of the area.



*Blickling Hall – south elevation.*

The Blickling Estate developed over several historic periods, each with its own manner of building and approaches to ornamentation. It has, therefore, less of an 'estate' architectural style than many similar properties. Instead there are an immense variety of buildings which provide an unusually complete picture of vernacular Norfolk architecture.

Blickling Hall is surrounded by a park of largely eighteenth and nineteenth century character. However, the location of the hall, betwixt the village and close to the parish church belies the manorial origins of the site.

In the wider Conservation Area settlements have a small, linear character with, in general, two storey cottages. Oulton Street has a mixed appearance, with buildings ranging from one and a half to three storeys. Within the hamlet there is extensive use of red brick, though stucco and render are also apparent. The most historically interesting building in Oulton Street, is Malthouse Farm (listed grade II), probably one of the earliest surviving buildings in the area. This farmstead was absorbed into the Blickling Estate in the eighteenth century and the farmyard is used by the National Trust partly as a textile conservation centre. Silvergate has a more unified character of eighteenth and nineteenth century estate cottages, while the dispersed farmsteads which border the River Bure and the south western part of the Conservation Area are largely of the eighteenth century. The distribution of these latter farms reflects the historic land use patterns of the area with isolated farms established when heath was enclosed or strip fields amalgamated. Those along the Bure take advantage of the common grazing land along the river.

Despite the presence of three villages or hamlets and several farmsteads, the Conservation Area has a strong rural character. The consistent use of materials, the treatment of colour schemes and vegetation subtly reinforce the presence of a country estate.

## 5. ARCHITECTURAL AND HISTORIC INTEREST OF THE BUILDINGS

The focus of the Conservation Area is Blickling Hall (listed grade I). It originally had a double courtyard plan, entered from the south and open to the north. Built of red brick with Ketton stone and stucco dressing, the Hall has shaped gables to alternate bays and projecting corner bays which rise as ogee domed turrets. The principal elevations face south to the entrance court and east across the parterre. The climax of the southern entrance front is the central doorway with detached unfluted columns, and extensive stonework. Rising above the entrance is a three storeyed lantern turret topped by an octagonal, open sided lantern.

Flanking the entrance court to east and west are the former service ranges (listed grade I). These are contemporary seventeenth century ranges of red brick with stucco dressing and sections of diaper work. The west range is now used as the National Trust offices and the east range houses visitor facilities.

To the east of the Hall are terrace walls and steps (listed grade II) which lead the eye through twin wildernesses towards the Doric Temple (listed grade II\*) from which there are views across the park to the east and back towards the Hall. On the south side of the southern wilderness stands the Orangery (listed grade II) which was probably designed by Samuel Wyatt. This nine-bay stuccoed brick building with pitched copper roof looks out over Greenhouse Park.



*The Doric Temple – the focus of the main east view from the Hall.*

In Great Wood, approximately 1 km from the Hall across the park is Joseph Bonomi's pyramidal limestone Mausoleum for the 2nd Earl of Buckingham. The Mausoleum faces east towards the Hall and is set in a yew lined ride. Near the southern boundary of the park, north west of Long Plantation is The Tower House (listed grade II). This seven storey building with traces of diaper work, was originally built as a viewing stand for the park racecourse, to a design attributed to Thomas and William Ivory c.1770. The building was converted to a dwelling in the mid nineteenth century when castellated parapets were added.

Outside the park and gardens the main building of interest is the Church of St Andrew (listed grade II\*). Set on a small knoll above the Blickling to Aylsham road this medieval church was substantially remodelled in the nineteenth century. The flint and limestone building has a fully aisled plan form and contains work by William Butterfield and G E Street.



*St. Andrew's Church seen from the south.*

To the west of Blickling walled garden is the Buckinghamshire Arms Public House (listed grade II), a red brick and colourwashed early eighteenth century building of two storeys with attic, under a hipped pantile roof with a shaped gable to the north. Shaped gables also appear on the red brick former stables, now the visitor entrance and shop (listed grade II).

North of the park in the Bure valley is Park Farmhouse (listed grade II). This red brick and rendered building dates from the seventeenth century and has many later alterations. It has a basic lobby entry plan form and is of two storeys with attics under a steeply pitched pantile roof. The



farmyard retains a good group of agricultural buildings dating from the eighteenth century onwards.

On the eastern side of the Conservation Area and just north of Aylsham is Blickling Lodge (also known as Burebanks) which was added to the historic Blickling Estate in 1839. This three storey, late eighteenth century red brick house with hipped pantile roof has a symmetrical south façade which looks out over a diminutive parkland.

On the south eastern corner of Blickling Park is Flashpits Farmhouse (listed grade II), a red brick building under a pitched pantile roof. The farm was absorbed into the Blickling Estate in the early eighteenth century and later extensively remodelled, though in origin it probably dates from the seventeenth century when the main entrance was to the north. The three storey south façade has a central plain tiled porch with Tuscan columns. The farmyard has a good vernacular eighteenth century long barn.

By the later eighteenth century Silvergate to the south of Blickling was essentially the estate village, though the settlement predates this time. Of particular note are Nos. 18 – 20 which date from the seventeenth century. Built of red brick in English Bond under thatched roofs, the cottages hint at what the hamlet may once have looked like before pantile replaced thatch as the dominant roofing material. Across the road from these cottages is No 31 Silvergate (listed grade II), formerly a pair and now one cottage. Eighteenth century with nineteenth century additions, the cottage has a datestone of 1858 on the east gable. One and half storeys under thatched roofs with eaves dormers, the brick hoodmoulds and iron lattice casements give the building a consciously picturesque quality.



*Nos 18 – 20 Silvergate.*

## 6. IMPORTANT UNLISTED BUILDINGS

There are a number of key unlisted buildings within the Conservation Area which add greatly to its unity as well as to its special historic and architectural interest.

There are a number of farmhouses of interest which are either of seventeenth century origin and have been aggrandised in later centuries, or of eighteenth century date. These all tend to be of 2 storeys sometimes with an attic level. They include Hall Farm and Lodge Farm as well as Mill Farm and Abel Heath Farm. The latter two are built of soft red brick and have brick hoodmoulds with label stops. Mill Farm has a hipped slate and a pantile roof with a large central chimney and a single storey slate roofed porch with painted columns. Abel Heath Farm has all the character of a much older building and is shown on a survey of 1729 with gabled wings. Now a more modest farmhouse it retains stucco around the windows and a pitched pantile roof.



*South elevation of Abel Heath Farmhouse.*

Wood Farm, Aylsham Road is also of two storeys with red brick walls and pitched pantile roof. The central doorway is framed by a single storey porch with white painted columns. The farmhouse probably dates from the early eighteenth century.



*Wood Farm House.*

Similar to the farmhouses, though with a different history is the Old Workhouse, Aylsham Road. Also of red brick under a pitched pantile roof, it has gable end chimney stacks like Wood Farm.

Oulton Lodge (remodelled c.1860) has a distinct character within the Conservation Area. Though it has red brick walls and a fenestration pattern not unlike other houses, its projecting two storey porch with timber framing to the upper level attracts attention. Ornate, white painted, barge boards and timber finials on the porch and eaves dormers also distinguish the property, while the plain tile roof and tall, polygonal chimney stacks add to its appeal, the chimneys echoing the design of stacks on the former Blickling village school or the Hall itself.

Elsewhere most cottages follow the typical character of the area, being of two storey, red brick construction under pitched pantile roofs. Red brick stacks rise from the centre of the roofs, though gable stacks are not uncommon. Somewhat unusual among the cottages is the one near Park Farm, which is either timber framed or of cob construction with colourwashed rendered walls all under a thatched roof. The cottage does, however, show a lobby entry plan form that is detectable in a number of dwellings throughout the Conservation Area.

## 7. POST WAR DEVELOPMENT

Post war development within the Blickling Conservation Area is limited, apart from the residential housing around Stuart Road, Aylsham. Other post war development is restricted to isolated buildings or additions within gardens, such as the garages at the former School House, north of Oulton Street.

Post war agricultural buildings have been erected at a number of farms. These large scale agricultural buildings, built to standardised designs using ubiquitous modern materials, can be seen in a number of places, for example: Wood Farm, Aylsham Road; Green Farm, Oulton Street and Flash Pits Farm. While these farm buildings are generally large the character of the landscape and the extensive nature of the Conservation Area means that their impact is lessened.

Though not strictly development, there has been considerable conservation and conversion works to traditional buildings in the post war years. This is especially true of the barns and service ranges around Blickling Hall which have been adapted as part of the National Trusts visitor management but now also extends to outlying farms such as Mill Farm, where outbuildings are converted to residential use. In general the conversion of these outbuildings has been carried out to a reasonable or good standard.

## 8. MATERIALS

The character of the Conservation Area is dominated by Blickling Hall and its associated built features within the extensive park landscape. For this reason the materials readily found in the Conservation Area are more varied than would otherwise be the case, although the use of traditional, vernacular materials which were widely available in this part of Norfolk is also common in the villages and farmsteads.

Prevalent and traditional materials include the following:

- Soft red bricks for walls are a dominant material. A range of bonded construction is used, though Flemish Bond is most common. Blickling Hall however, has English Bond brickwork. Use of vitrified or glazed headers giving some patternation to walls and diaper patterns can be seen on some buildings. On others colourwashing is used over the brickwork.
- Flint is a notable material though restricted in its use to the parish church. Elsewhere flint occurs only in plinths and boundary walls.
- Limestone is used both as a building material and for dressing stone and ornamentation. Blickling Hall uses limestone, and several garden structures or ornaments utilise the material. Limestone is also used at the parish church.
- In combination with the brick and limestone, stucco and other forms of render can be seen. Stucco is used on the main buildings for decoration as at Blickling Hall and its service ranges. Render coats are seen on cottages and farmhouses.
- Some cottages also show signs of cob construction or of being timber framed.



*No. 8 Blickling village.*

- The most common roofing material is soft red clay pantiles, though some buildings such as Abel Farm use black glazed pantiles.
- Reed thatch is used on a number of buildings, normally cottages or farmhouses.
- Limited use is made of slate and plain tiles. Lead is also used on the ogee domes of the Hall and on the roof of the parish church.
- Red brick chimney stacks are common features.
- White painted timber casements and sash windows are found throughout.

## 9. ARCHAEOLOGICAL INTEREST

There are no Scheduled Ancient Monuments within the Blickling Conservation Area.

There are however, a number of archaeological features recorded on the local Historic Environment Record which should be noted. These include the site of Bishops Manor with associated earthworks and possibly related cropmarks west of Moorgate Farm; a round barrow or possible round barrows at The Leaselands Plantation and near Lady's Cottage; a large ring ditch north east of Silvergate; and numerous cropmark or earthwork features associated with a pre-park landscape all within the current boundary of Blickling Park.

## 10. LANDSCAPE AND WIDER SETTING OF THE CONSERVATION AREA

The character of the Conservation Area is heavily influenced by the presence of Blickling Park. Immediately south of the Hall is a gravelled forecourt beyond which are manicured lawns bordering the drive. The southern entrance court is contained by the service ranges that give way to magnificent tall yews hedges to east and west which in turn are backed by pollarded limes. Along the road black painted iron railings enclose the entrance court but allow views out across Pond Meadow. To the east of the hall is the formal parturte which leads to the open groves or wildernesses dissected by vistas.

The parks boundary plantations and shelterbelts, combined with wider estate forestry, the free standing trees in the park and the carr vegetation of the Bure Valley combine to give the area a well wooded feel.

Much of the woodlands associated with the park have a high beech content, though ash, oak, horse chestnut and conifers are all present. Blickling Park is especially noted for its veteran oaks and sweet chestnuts, and the narrow winding lanes often have veteran oaks within the hedgerows or in the fields. The latter is particularly true of the area south of Silvergate and north of Park Farm.



The main body of Blickling Park lies to the north west and west of the hall. However, small areas of park are set to the east. South of the Orangery, Greenhouse Park has a scatter of mature trees, while a mid to late nineteenth century horse chestnut avenue extends east from the Doric Temple at the edge of the pleasure grounds. North of the hall, the long, serpentine lake extends almost to the boundary of the park and there are a series of contrived views over the water. To the east of the lake is The Mount, a landscape feature dating from the 1720. Fine views extend from the base of The Mount across the lake to the Hall and park. Mount Park itself is well wooded with mature oaks and sweet chestnut and an avenue has been replanted focussed on the Mount.



*Views from the gardens towards Blickling Hall and across the lake.*

The west park has a distinctly different character. It is largely open grassland with a scatter of park planting within which the vestiges of the avenues shown on the Corbridge map of 1729 can be traced. The west park is enclosed by the main park belts and Great Wood which make good use of the minor ridges and breaks in the ground. A significant area of the west park around The Tower House is under cultivation with post and wire fencing defining field boundaries.

The park is effectively encircled by cultivated agricultural land mainly used for cereals and root crops. These fields can be large and past hedgerow removal has exacerbated the open feel of this part of the Conservation Area. However, limited replanting of field boundaries is occurring and new hedgerows trees are being established along the main approach road, especially north of Oulton Street. Apart from the park, grassland is largely confined to the water meadows along the River

Bure and the watercourses north and south of Silvergate. Abel Heath on the southern boundary of the Conservation Area was historically a common and is a remnant of the land use which was once more widespread. Its gorse and bracken cover very uneven ground which is the result of uncontrolled nineteenth century gravel extraction.

In broad terms the subtle undulations of the landform, combined with the extensive woodlands of Blickling make it difficult to get an overview of the entire Conservation Area from any one location, even with the predominantly low cut thorn dominated hedgerows of the wider farmland.

In the south west views can be glimpsed at field gates or road junctions across farmland, while in the north and east views along the water meadows are pastoral but confined by the landform from becoming too extensive to north and south. Clearly there are several contrived views from the Hall and across the park and it is from the park that the best overall impression of the landscape can be obtained. On the Weaver's Way which follows the low ridge between Great Wood and The Beeches, there is a sense of height and scale with views back towards the Hall and lake as well as over the Bure Valley and agricultural land to the north.

Apart from the entrances to the Blickling Estate in Blickling village and at the Old Rectory, there are not dominant styles of gate in the Conservation Area.

Significant boundaries around the Hall include the red brick walls of the kitchen garden. Other red brick walls, though obviously less grand, are present at many of the farmhouses and are a characteristic of the more substantial residential properties. Limited use is made of wrought iron railings around Blickling and around the entrance to the Hall on the B1354, though elsewhere it is largely absent. In the wider Conservation Area low, well cut thorn hedges are common. In older hedges some species diversity is common with field maple, hazel and elm forming a small but significant percentage. Where hedgerow replanting has taken place an increase in the species content in each hedge can be seen.

Untreated, timber, picket fencing is also a regular boundary treatment, especially for cottages closely associated with the National Trust.



## 11. DETRACTORS

The special character of a Conservation Area can be easily undermined by minor alterations such as unsuitable replacement windows and doors, use of inappropriate materials, unsympathetic paintwork and the removal of walls, trees or traditional boundary features.

Features which detract from the special character of the Blickling Conservation Area include the following:

- Overhead cables which detract from the appearance of Oulton Street and to a lesser degree have an impact at Silvergate.
- Mixed fenestration styles including the use of uPVC, different doors and variable colour schemes used for painting or staining of woodwork reduces the sense of unity at Oulton Street.
- The condition of outbuildings at Blickling Mill detracts from an otherwise attractive area.
- Despite the increased provision for car parking around Blickling Hall, temporary parking to take photographs of the Hall is still an issue on the B1354.
- Minor use of uPVC replacement windows was noted.
- A minor issue is also the mixed nature of temporary signs which appear along the B1354 near the entrance to the Hall and the Buckingham Arms. The situation is much improved from past years and the unity given by National Trust signs is helpful.

## APPENDIX A

### THE EFFECT OF DESIGNATION DESIGNATION

Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to identify Conservation Areas and to designate them after consultation with the Parish Councils concerned, statutory undertakers and with other interested bodies.

### PUBLIC PARTICIPATION

Any application for permission to carry out development which affects the character or appearance of the Conservation Area must be publicly advertised on site and in the local press not less than 21 days before it is determined by the Local Planning Authority. This may in some cases apply to developments on the fringe or margins of the Conservation Area where it is considered the proposed development may affect the character or appearance of the Conservation Area.

### DEVELOPMENT CONTROL

#### New Development

The local planning authority, as a general rule, will require that all planning applications for building works are accompanied by detailed plans and drawings. These drawings should illustrate proposed elevations in relation to existing and adjoining buildings or their immediate surroundings.

The local planning authority must pay particular regard to the character of the Conservation Area and the possible effect any proposed development may have. Factors taken into consideration will be layout of buildings, scale, shape and form. A high standard of design and materials will also be expected. Peripheral elements such as design of walls, fences, planting and the visual effects of providing for vehicular traffic, e.g. access, parking areas, vision splays will similarly be considered.

It is desirable, therefore, that details of proposals should be discussed with Planning Control Officers or Conservation Officers at an early stage, preferably before submission of formal planning applications.

#### Alterations and Extensions/ Permitted Development

The form of control relating to alterations and extensions differs between Listed and unlisted

buildings within Conservation Areas. The Town & Country (General Permitted Development) Order 1995 permits, within certain limits, alterations or extensions to any building\* without the need to obtain specific planning consent. However, any proposal to alter or extend a Listed Building, within the limits of permitted development, requires Listed Building Consent if, in the opinion of the local planning authority, this would affect its character. Beyond the limits laid down in the Town & Country (General Permitted Development) Order 1995 both planning permission and Listed Building Consent will be required.

Owners of unlisted buildings can extend or alter their properties within the limits of permitted development without the need to obtain Listed Building Consent. In some situations such alterations or extensions can have a detrimental effect upon the visual amenity of the street scene and character of the Conservation Area.

The local authority would therefore encourage owners who wish to alter or extend their houses, to do so in a sympathetic manner. The authorities' Conservation Officers will be pleased to give advice on matters of design and use of materials.

Specific attention is drawn to the amendment of permitted development rights introduced by the Town and Country (General Permitted Development) Order 1995.

"In Conservation Areas, roof extensions and external cladding to a dwellinghouse, are no longer classed as permitted development. Planning consent must therefore be obtained".

If the local authority is satisfied that in the interests of conservation it is necessary and expedient to bring under control any particular class or classes of 'permitted development', application may be made to the Department of the Environment, Transport and the Regions for a Direction under Article 4 of the Town and Country (General Permitted Development) Order 1995, for that purpose (see Section 5). In Halvergate in order to protect the character and appearance of the Broads landscape directions may be made which relate to waterways or the built environment.

\*building means in this case, a dwellinghouse Town and Country (General Permitted Development) Order 1995.

## Demolition

With minor exceptions, no building within a Conservation Area may be demolished without the consent of the local planning authority. Additionally, demolition of a 'Listed Building' requires Listed Building Consent and the approval of the Secretary of State.

Where a building which is of particular importance in maintaining the character of a Conservation Area has been allowed to decay, the Secretary of State may direct a local authority to ensure that repairs necessary to make the building weatherproof are carried out.

## Tree Preservation

It is an offence to fell, lop, top, cause wilful damage, destroy or remove a tree in a Conservation Area without first giving the local planning authority at least 6 weeks notice in writing. In that period, the authority may either seek to preserve the tree by serving a Tree Preservation Order in which case express consent then be obtained for any remedial work. If no such Order is served then work can proceed.

For trees which are already the subject of Tree Preservation Orders express consent of the local planning authority must be obtained before any remedial work is undertaken.

## DESIGN GUIDANCE / HEDGEROW LEGISLATION

### Window Replacements

Window replacements are often the most serious threat to the appearance of our conservation areas and may even affect the value of properties.

The replacement of timber windows with PVCu is likely to result in several problems

- The material cannot reproduce profiles and detailing of traditional joinery
- The variety can destroy the visual harmony of the streetscene
- The material is not as easy and economic to repair as timber
- It does not have the biodegradable qualities of timber when redundant, creating an environmental land fill hazard.

NB: All complete window replacements are now required to achieve minimum insulation values – please consult the Building Control Section at Broadland District Council.

In the interests of conservation, local authorities are also empowered to relax the requirements under Building Control Regulations when considering proposals for the restoration or conversion of historic buildings.

Other repairs that can have a detrimental impact include:

- Alterations to roofing materials
- Inappropriate repointing techniques
- Inappropriate repointing materials
- Painting, rendering or cladding brickwork
- Removal of decorative architectural features such as stone or window surrounds
- Installing modern plastic rainwater gutters and downpipes

Careful repairs are as important as major alterations and extensions.

## Important Hedgerows

Under the Hedgerow Regulations 1997 (S1 No. 1160):

- It is against the law to remove most countryside hedgerows without permission.
- To get permission to remove a hedgerow you must notify your local planning authority.
- If the authority decide to prohibit removal of an important hedgerow, it must let you know within 6 weeks.
- If you remove a hedgerow without permission (whether it is important or not) you may face an unlimited fine, you may also have to replace the hedgerow.
- For further information regarding the hedgerow legislation see D.O.E. leaflet 'The Hedgerow Regulations – Your Questions Answered'.

## GRANTS

Grant assistance may be available for both listed and unlisted buildings or structures which are of amenity value to the conservation area, both for repair and enhancement. Grants may also be available for tree work / planting. Contact the Conservation Section at Broadland District Council

## APPENDIX B: LISTED BUILDINGS

The following buildings in the Conservation Area are included in the current statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State for the Environment in 1987. Detailed descriptions of these buildings can be found in the Department of the Environment's publication, which may be viewed at the Council's offices.

Ref. No. / Grade / Building

### BLICKLING

- 4/1 I Blickling Hall
- 4/2 I Service range to south-west of Blickling Hall
- 4/3 Service range to South-east of Blickling Hall
- 4/4 II Fountain, approx. 50m east of Blickling Hall
- 4/5 II Terrace walls and steps to Parterre garden east of Blickling Hall
- 4/6 II Four garden urns east of Blickling Hall
- 4/7 II Pair of garden urns at base of steps on east side of formal gardens
- 4/8 II\* The Doric Temple
- 4/9 II Pair of Urns to the north and south of the Doric Temple
- 4/10 II The Orangery
- 4/11 II Flashpit Farmhouse, Aylsham Road
- 4/12 II Milestone on north side of B1354 approx. 280m west of Flashpit Farmhouse
- 4/13 II\* Church of St. Andrew, Aylsham Road
- 4/14 II The Tower House, Aylsham Road
- 4/15 II Milestone on north side of B1354, Aylsham Road
- 4/16 II\* The Mausoleum, Blickling Park
- 4/17 II Blickling Lodge, Cromer Road
- 4/18 II L-shaped range of Barns immediately south-east of Blickling Hall, The Farmyard
- 4/19 II Nos. 9 & 10 (Cottages immediately south-east of Blickling Hall), The Farmyard
- 4/20 II Park Farmhouse, Moorgate

- 4/21 II Nos. 53 & 54 Moorgate
- 4/22 II Buckinghamshire Arms Public House, Park Gates
- 4/23 II Stables 40m. west of Buckinghamshire Arms
- 4/24 II No.8 Cottage immediately north of Buckinghamshire Arms, Park Gates
- 4/25 II Walled garden to south-west of Blickling Hall, Park Gates
- 4/26 II Nos. 18, 19 & 20 Silvergate
- 4/27 II No.31 Silvergate (formerly listed as Nos. 31 & 32 Silvergate)
- 4/28 II Ice House, Silvergate Lane
- 4/10000 II Stables about 35m N of Old Rectory, Aylsham Road

### OULTON

- 4/59 II Wood Farmhouse, Aylsham Road
- 4/64 II Malthouse Farmhouse, Oulton Street
- 1929/0/10004 II Oulton Lodge

### AYLSHAM

- 2/6 II Nos 1 & 3 Bure Way (north side)
- 2/7 II Nos 21 & 23 Bure Way (north side)
- 2/8 II 27 Bure Way (north side)
- 2/29 II No37 (Bushey Place) Cromer Road (west side)
- 1/35 II The Dell Farmhouse, Heydon Road (north side)









