

BURGH CONSERVATION AREA



CHARACTER STATEMENT BROADLAND DISTRICT COUNCIL

Adopted March 2010



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BURGH CONSERVATION AREA

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BURGH CONSERVATION AREA

INTRODUCTION

A Conservation Area is defined as “an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. The conservation of the environment can enhance the quality of life of those who live or work in the area. Under the 1990 Planning (Listed Buildings and Conservation Areas) Act, Local Authorities are required to review existing Conservation Areas and, where appropriate, consider the designation of new ones.

Factors which contribute to the special quality of a Conservation Area may include:

- the architectural quality of the buildings themselves
- the materials of which they are made
- their relationship with one another and their setting in the landscape
- the character of the spaces between buildings, including walls, hedges, trees, grass verges and ground surface materials
- views both within the area and from outside
- the way in which buildings, spaces and landscape reflect the historical development of the area

The District Council is committed to the protection and enhancement of the historic environment of Broadland. The Burgh next Aylsham Conservation Area was designated in 2000.

Where appropriate, parts of a character statement, drafted not published, have been incorporated in the present statement – in particular, information about trees and hedges.

This statement identifies and reaffirms the special architectural and historic character of the area and makes recommendations for its enhancement.

The Conservation Area boundary is drawn tightly around the built-up area along the north side of the Street and along the east side of Wood Lane, but to the south and west it has been drawn to include Bure Valley, with its water meadows and trees, which provides a landscape backdrop to the village itself.

HISTORICAL DEVELOPMENT

The name of the village is a corruption of the Old English word *burh*, meaning a fort or a fortified place or manor. This may refer to the fortified Roman settlement at nearby Brampton. Or, more likely, it may refer to the moated site of Round Hill, a mile or so upstream from the present settlement. This was the centre of a royal manor, held from 1281 by Queen Eleanor, wife of Edward I.

The area has been occupied since at least the Stone Age. Soldiers are said to have been stationed in Burgh during the Roman occupation to guard the pottery at Brampton. Evidence of an eighth century Saxon settlement on the land between Church Lane and The Street suggests that this may be the site of the early village.

There was a market in Burgh as early as 1226, when King Henry III granted Justiciar, Hubert de Burgh, as Lord of the Manor, the right to change its date to a Friday. The earliest surviving reference to a fair dates from 1291.

In 1381, during the Peasants' Revolt (against Parliament capping wages to what they had been before the Black Death of 1348), there was an attack on the manor of William Ufford, Earl of Suffolk, at Burgh.

There is evidence of Saxon or Norman work in the church of St Mary. But the splendour of its chancel, rebuilt in the early thirteenth

century in the “Early English” style, suggests wealthy patronage or connections in high places. The rebuilding of the tower and nave in the fifteenth century no doubt reflect here – as elsewhere in East Anglia – the propriety engendered by the wool trade and the manufacture of worsted cloth at this time.

The through-going “restoration” of the church in the late nineteenth century is indicative of the lavish patronage made possible by the Industrial Revolution.

A water mill at Burgh is recorded in the Domesday survey of 1085. It was sited a little to the south-west of the present mill. The mill was moved to the present site when the “new river” was constructed by Dutch engineers in the sixteenth century. By raising its banks they were able to increase the fall at the mill – and hence its power. The “new river” was to become part of the “New Navigation” which, in the eighteenth century, made possible the passage of wherries and similar cargo vessels from Yarmouth to Aylsham. So we find corn from America and Russia being unloaded at Yarmouth and then taken by wherry to be ground at Burgh mill. It is said that the yellow mimulus lining the river bank in the summer come from the seed imported by chance with barley from Russia. The prosperity of the mill in the late eighteenth century is reflected in its being mostly rebuilt and much enlarged at this time.



(Burgh Mill)

At different periods the water power at the mill has been used for the production of worsted cloth and oak drain pipes. It

continued in limited use – including the generation of electricity – until 1980, when it was reputed to be the oldest working water mill in the country.

The original nineteenth century National School (now converted to a house and enlarged) is on the south side of Church Lane. White's Directory for 1845 refers to its being “supported” by Mrs Holley, the wife of the Rector. The Reverend Edward Holley ministered to a parish of 314 souls. He was related to James Holley, the Lord of the Manor, who rebuilt Burgh Hall and who owned most of the 789 acres which made up the parish.

In 1845 many of the services required in a small village were to be found on the spot. Thus the Directory lists a miller, a shoemaker, a school mistress, two shopkeepers (one of them also doubling as a shoemaker), a wheelwright, a victualler (the keeper of the Fighting Cocks) a farmer and a blacksmith (also doubling as a beer seller).

The building of the Bure Valley railway line from Aylsham to Wroxham, with a station at Brampton, brought speedy contact with the outside world. It survives as a tourist attraction.

The former Methodist chapel in Wood Lane, built in the nineteenth century, testifies to the strength of Nonconformity in the countryside at this time.

In 1907 a new school was built in Wood Lane, with a house for the head teacher next door.



(Former School, Wood Lane)

The coming of the motor car during the twentieth century has seen the end of local self-sufficiency and the gradual disappearance of local services. So school, chapel, shop, pub and smithy are no more, though their buildings, converted to houses, survive as a reminder of former life in the village. In contrast, the Medieval church continues in use while a former First World War army hut has recently been replaced, as a social centre, by the fine new Reading Room in Church Lane.

Farming continues in and around the village, but the nineteenth century “model” buildings of Manor Farm have recently been converted to residential use.

LOCATION AND SETTING

Burgh-next Aylsham is about 2 miles (3 Km) east of the market town of Aylsham in the parish of Burgh and Tuttington. It is on a minor, but fairly busy, road running east-west, which crosses the river Bure at a bridge just west of the village. Seen from the west the village rises above the meadows on a slight escarpment, giving good views over the valley from Wood Lane. To the south there are good views across the meadows and river towards Brampton on the rising ground beyond. To east and north the view is generally closed by trees. Water meadows to south and west and arable land to the north are in productive agricultural use and give the village a pleasing pastoral setting. Small fields with hedgerows and mature trees characterise the surrounding countryside. In the water meadows willows and alders predominate. There is a right of way footpath to Brampton approached by a footbridge from the churchyard. Another right of way runs along the south bank of the river, giving a good “rear” view of the village and the mill.

FORM AND CHARACTER

Burgh is a small linear settlement along **The Street** located immediately east of the river crossing. Detached from this “spine” are two historically significant buildings: the mill and the church. The mill is sited, for obvious reasons, on the river just south of The Street. Why the church is also sited near the river – on land hardly suited to heavy load bearing – is a puzzle. The development of **Wood Lane** and **Church Lane**, mostly in the 19th and 20th centuries, supplement the main settlement along The Street.

Open spaces include, not only the water meadows to west and south of the village, but also meadows coming right up to The Street between buildings: on the south side east of the War Memorial, west of Manor Farm Barns and east of the Mill House; and also (albeit outside the Conservation Area) on the north side east of Manor Cottage.



(Church of St Mary The Virgin)

The Street (from west to east)

The Street may be sub-divided into three distinct sections

- the river crossing and the open meadows west of the cross roads at the War Memorial.
- the main residential development between the War Memorial cross roads and the former Fighting Cocks pub.
- the looser “manorial” development east of the Fighting Cocks, comprising Manor Farm, Mill House and The Beeches.

River crossing and meadows

The bridge, of late 19th or early 20th brick and steel construction, must have succeeded an earlier bridge. On the west bank, just outside of the Conservation Area are four concrete WW II anti-tank cubes. Bridge Cottage, typical of the late 18th or early 19th century, is of interest. It has recently been renovated and extended. The east bank of the river is lined with willow trees, regularly spaced. There is a good view from the bridge, looking between the trees and across the meadow towards the rising ground and the buildings of Wood Lane.

Hedgerows and trees enclose the meadows on either side of the road. On the south side a small spinney marks the entrance to Church Lane, while on the north side a fine wall of flint and brick, with “half-cheese” or gabled copings, encloses the Old Manor House garden. The Old Manor House itself (Listed Grade II) is a good example of a 17th century



(The Old Manor House)

timber framed house, with brick gable ends and thatched roof. All the windows appear to be modern: it is unfortunate that older windows have not survived. Immediately to the east and facing the cross roads by the War Memorial is The Cottage, of flint and brick and with a Dutch gable. It is very important in the street scene, but its modern windows are less than sympathetic in style and size. The Old Manor House wall continues either side of it. A large barn, formerly part of the Old Manor House complex, lies just north of the house. It has been converted to a house now called The Old Smithy – it previously had a lean-to blacksmith’s shop at the east end.

From the War Memorial to the Fighting Cocks: north side

The War Memorial is a fine granite Celtic cross. Its siting, on a narrow verge at the corner of Wood Lane, gives it its rightful prominence but is perhaps less suitable now than when it was first erected, given today’s busy road traffic. Behind it is a modern house, partly screened by trees. The Village Sign stands in front of a second modern house. Surrounding the Sign are a notice board, a letter box and a seat with a metal arch commemorating the Silver Jubilee of 1977. Behind is a brick screen wall and in front posts and chains. The ground surface is of shingle rolled into asphalt.

A flint and brick house marks the beginning of the traditional street on this side. It is typical of 18th and 19th century building. The two-storey part is of two distinct “builds”. Single-storey extensions to south and west are a former shop and carpenter’s workshop respectively. The various parts of the house make an attractive whole. All windows are modern.



(No.5 The Street)

Then follows Belstead, originally a pair of semi-detached cottages (Nos. 6 and 7 The Street), now converted to one, much modernised and its brickwork painted; then a pair of semi-detached cottages with painted brick walls (Nos. 4 and 5 The Street). Traditional sash windows survive in one of the pair, while in the other they have been replaced by modern mock plastic “sash windows” with dummy glazing bars. The contrast is striking and instructive. Then follow two modern houses, set back but with detached garages near the street. Though clearly suburban in form, they are “vernacular” in detail and materials. They are set against a backcloth of mature trees and are partly screened by trees in front.

A low flint and brick wall extends along this side of The Street from the “former shop” to the east-most of the two modern houses, giving some visual unity to the street and indicating that the whole village was at one time in one ownership. It is important that this is retained in the future.

The Fighting Cocks, a former pub converted to a house, comprises (from west to east): a long single-storey flint outbuilding, hard up to the road (note the date stone *RG 1846*); a brick main range set back behind a forecourt.

The main range is of two “builds”: a short two-storey section followed by a longer one-and – a – half storey section with dormer windows. Windows appear to be modern though mostly

traditional in style. Brick walls are painted white. Roofs are pantiled. The central chimney suggests a seventeenth century date for the lower part of the main range. The whole forms a most attractive vernacular group. It is tied visually by the outbuilding to the street further west.



(The Old Fighting Cocks (No.19) The Street)

From the War Memorial to the Fighting Cocks: south side

East of Church Lane tall hedges and hedgerow trees surround a meadow which at this point forms the street frontage. Its development should be resisted: the introduction of houses, domestic planting and entrances would detract from its present attractive rural character. It is the site of the 8th century Saxon settlement.

A modern telephone box marks the eastern end of the meadow. Then, up to the eastern entrance to Church Lane, the street frontage is built up. First, two cottages attached to one-another. The first cottage (originally two: Nos. 12 and 13 The Street) has rendered and painted walls. The introduction of large modern windows, including flat roofed dormers, has spoilt its traditional character. The second cottage (originally two: Nos. 14 and 15 The Street), is of red brick. It abuts and turns its back on the road and is an important element in the street scene. This is followed by a modern house. With its ridge at right angles to the street it ignores the essential character of this part of the village,

though the retention of an old wall in front helps to link the older buildings on either side. Then a terrace of cottages takes the street frontage to the corner of Church Lane. The cottages turn their back onto the street to face south over back gardens. A continuous single-storey lean-to comes hard up to the street. Walls are brick, pebble-dashed presumably to overcome damp. Windows facing the street are mostly small. The terrace is a vital element in the street scene.



(Nos. 10, 12 and 14 The Street)

East of Church Lane, the Sycamores - a large modern chalet-bungalow - has been built behind an older brick wall. Though mature trees soften its impact, it is essentially suburban in character and does little visually for this important site.

East of the Fighting Cocks: north side

An undistinguished modern house, largely hidden by trees and a hedge, is followed by Manor Cottage, a house probably of the 1930s but with a later extension in similar style. It is set back behind an attractive garden and an unusual hedge of roses.

East of Manor Cottage a drive, with a high cupressus hedge on its east side leads to a black shed (outside the Conservation Area).

Further east the Conservation Area boundary follows the north side of The Street. The hedgerow interspersed with trees is an important element in the scene. The open field beyond, though outside the Conservation Area, contributes to the traditional setting of the buildings on the opposite side of the road.

East of the Fighting Cocks: south side

The character of The Street now changes totally. Small-scale traditional cottages interspersed with a few modern houses give way to a handsome Georgian manor house, extensive "model" farm buildings, an ancient water mill and only a few other buildings - all set in an open landscape. Buildings either

present blank backs to the road or are some way from it, so that there is a sense of a hidden "private world", in contrast to the "open world" of the street proper.

Immediately east of the Sycamores, a small meadow forms the street frontage, partly screened by trees (in the verge) and a hedgerow. It is important that this open space remains undeveloped. Across the meadow views open towards extensive water meadows, scattered groups of poplars and – in the middle distance - willow trees lining the river Bure.

The corner of the meadow has now been fenced off and the hedge removed to form an entrance drive and gardens to the 19th century former "model" farm buildings, recently converted to residential use. "Manor

Farm Barns" (dated 1856 and Listed Grade II) are now divided into "The Shire House", "The Old Dairy", "The Manger House" and "The Carriage House". The buildings are single-storey, arranged around a number of yards, which in turn give on to a large open yard in the centre. Materials are brick and slate and some black boarding. The building conversion has been sensitively done, though inevitably the need to provide privacy has led to a considerable change in the character of the open spaces between and around the buildings. Happily the long window-less elevation hard up to the street remains unchanged.



(View looking east along The Street with Manor Farm Barns on the right)

The Manor House itself (Listed Grade II) backs on to the former farm yard. But its principal entrance is from The Street, immediately east of the farm buildings, through a grand gateway (Listed Grade II). The east facade is an early 19th century fronting of an earlier house. Extensive grounds, with several fine specimen trees, lie to the east and south, with views over the water meadows and the river beyond.



(Entrance to Manor House from The Street)

East of the Manor House grounds a drive leads down to Burgh Mill (Listed Grade II*). The Mill can only be glimpsed from The Street. The core of the present building dates from the 16th century, but was greatly enlarged in the later part of the century and was again enlarged in the 19th and 20th centuries. Its timber frame and clap boarded construction on a brick lower storey and its saw-tooth roof are typically East Anglian. It is the only remaining timber-framed workable water mill in Norfolk but at the time of this survey was in need of a comprehensive repair scheme. The adjoining Dovecote and integral boundary wall are also Listed Grade II. The house north-west of the Mill and the out-building north-east of the Mill are of interest and have group value with the Mill. There is a good view of the Mill complex from across the river.

East of the way down to the Mill stands the Mill House (of 16th century origins, but largely rebuilt late 18th century, Listed Grade II). Like the farm buildings of The Manor (see above), its largely window-less (and black painted) back elevation is hard up to the road. Attached to the east is Rosemary House, set at right angles to (and now forming part of) Mill House. Further east a range of outbuildings, slightly set back, are in danger of becoming derelict.



(The Mill House with Rosemary House beyond)

Hedges and mature trees now line the road on both sides. On the south side there are views across a meadow to the river – here much closer - and of the back of the Mill. A second smaller meadow is separated from the first by a belt of trees. Then The Beeches (a small Georgian house, Listed Grade II) is set back behind outbuildings, wall and trees. It faces west over a spacious garden, with views over the river to the south.



(The Beeches)

Church Lane (from east to west)

This attractive back lane sweeps round in an arc, taking in two Listed buildings (the Medieval parish church and Green Acres, an attractive thatched house dating from the 18th century) as well as a number of 19th century cottages and 20th century houses, all enjoying a backcloth of mature trees. Most of the development is on one side of the lane only and most buildings are screened by trees and hedges. Much of the lane is lined with over-arching trees and hedgerows, through which can be seen open meadows on either side.

Later additions – some quite extensive – at the back of the terrace of cottages (Nos. 16 to 18 the Street) can be seen from the lane, which is bordered on one side by the long unattractive larch-lap fence of No. 18. Opposite are the hedge and trees of the back garden of The Sycamores, then a pair of 19th century cottages (Nos. 20 and 21). Another larger cottage (No. 23) is set back. Its

windows and rendered and painted walls giving the appearance of recent modernisation. Planting might to soften its rather raw appearance.

The lane bends sharply westwards at Riverdale, an architect-designed house, featuring mono-pitched roofs and a curved wall, largely screened by trees. This is followed by The Old School House: the early 19th century National School now altered and much extended as a house. Its unusually placed chimney (on the side rather than the gable), a blind circular opening in the gable and its tall proportions all hint at an original use out of the ordinary. River House is a modern house set back in extensive grounds. A hedged meadow now follows, allowing views southwards of the willow and alders lining the river bank and eastwards of the Victorian east end of the church. A large outbuilding, black boarded and pantiled with a wide gravel drive stands in the north-east corner of the field.

There is a good flint churchyard wall. Entry to the church is from the north. Railings around some of the graves need repair. The first impression of the exterior of the building itself is of over-zealous Victorian “restoration”. But inside – astonishing for such a small village - the 13th century Chancel, with two storeys of blind arcades and lancet windows, is magnificent and beautiful, despite the Victorian rebuild of the east end and the chancel arch. A framed letter from the Victorian architect George Gilbert Scott praises the chancel and commends *the whole church as deserving of the most careful conservation*. (The meaning of *conservation* has of course radically changed since then!) The best view of the church is from the south, by the river. Walls are of flint and dressed stone, roofs of pantiles (nave) and thatch (chancel).

From the churchyard a footbridge leads across the river Bure to rights of way along the south bank and southwards to Brampton.

West of the church a track leads to a traditional cottage overlooking a small meadow.

The lane then bends northwards to return to The Street. By the bend a fine Reading Room - in effect a small village hall - has recently been built. Walls are finished with black ship-lap boarding. The lane is then lined by



(Reading Room, Church Lane)

overarching trees and hedgerows through which can be glimpsed meadows on either side. On the east side, just before the junction with The Street, is a pair of brick semi-detached houses (Nos. 1 and 2 Church Lane). Their brickwork indicates a later date than their 19th century style would seem to suggest. The right-hand house has been considerably extended. On the west side, before the small spinney on the corner with The Street, Green Acres (Listed grade II) is a most attractive two-storey, early 18th century thatched house.

Wood Lane

Wood Lane leads north to Tuttington, But it may be part of an older route from Buxton in the south to some way north of Tuttington, although part of it is now only a green track and the river crossing by the church is only a footbridge. On the west side, north of The Old Smithy (*see above under The Street: River crossing and meadows*) the lane is enclosed by a hedge and trees, through which there are good views over the valley to the west.

On the east side, opposite The Old Smithy, is

the mid-19th century former Methodist chapel, now converted to a house. A floor has been inserted, but its impact externally has been minimised by the use of black painted boarding where the floor cuts across the tall windows.



(Former Chapel (No.40) Wood Lane)

More major incursions – though reasonably sympathetic - are a new arched entrance on the north side and an arched window in the front gable and a brick chimney. Some of the original railings survive.

The Dell, north of the former chapel, is a modern bungalow set in a well-treed hollow. The overall effect is attractive. At a higher level to the north is Hickory Lodge (formerly the school teacher's house) and then the former Burgh County Primary School, now converted to a house. Both buildings have in Dutch gables with terra cotta copings and boldly modelled volutes. At Hickory Lodge a small flat-roofed extension is not in keeping with the original building. At The Old School a floor has been inserted in the main schoolroom, but this has been handled with care in the design of the large window facing the road. Original iron railings, gate and posts survive.

Further north again, but still in the Conservation Area, are two pairs of undistinguished local authority-built houses (Nos. 1 to 4 Wood Lane). No. 4 has been considerably extended to form an L-shaped house. Fairfield's Way runs between the two pairs. Development of this road is so far limited to a pair of semi-detached bungalows on the north side.

TRADITIONAL MATERIALS

The character of Burgh owes much to the traditional use of a limited “palette” of building materials.

Some of these are indigenous to the area. In common use are red brick, red pantiles and sand-lime render (in some cases probably concealing timber frame or clay lump). In less common use are flint (the church, 5 The Street, 37 Wood Lane), thatch (Old Manor House and Green Acre), black pantiles (Mill House and – more recently – on an extension to Green Acre), grey pantiles (The Beeches, Nos. 10 to 14 The Street).



(The Cottage (No.37), Wood Lane, with The Old Manor Beyond)

Others have been imported from further afield. These include stone (from Lincolnshire) used on the church and – since the coming of the railways – slate (from Wales) used on The Manor House and its farm buildings and on the former chapel.

No traditional ground paving materials survive in the village. Almost all the hard surfaces in public areas are tarmacadam or asphalt.

THINGS WHICH DETRACT FROM THE CHARACTER OF THE AREA

The character of a traditional village can be easily eroded over time. Something may be changed (often for good reasons - such as modernisation) and then it may be too late to undo the damage without still further expense. Or something may be neglected so that it falls into disrepair: such things can often be rectified if action is taken soon enough. “Detractors” in Burgh are few and minor.

- (i) The condition of the outbuildings east of Rosemary House (adjoining Mill House).
- (ii) The use of inappropriate window replacements at No. 37 Wood Lane (adjoining The Old Manor House), No. 4 the Street and No. 9 The Street.
- (iii) The flat-roofed extension to Hickory Lodge, Wood Lane.

OPPORTUNITIES FOR ENHANCEMENT

In a small rural village with a lot of trees, hedgerows and open meadows it will often be best to “leave well alone”. It is all too easy to “suburbanise” a traditional settlement by inappropriate development, breaking through hedges to create new driveways, planting inappropriate trees, hedges or shrubs and by generally tidying-up too much and “prettifying”.

However there are a few things which could be done to enhance Burgh.

(i) Improve the setting of the War Memorial

The War Memorial is sited on a narrow rough grass verge between a straggly hedge and the roadway. The memorial, A Celtic cross of granite, has its own strong dignity. But immediately beside it is an intrusive concrete SV marker post. It is recommended that the gap in the hedge be filled in with matching species and that every effort made to relocate the marker post elsewhere. Otherwise, it is largely a matter of regular maintenance of the hedge and the grass (particularly at the road edge).



(War Memorial)

(ii) Entrance to Manor Farm Barns

The entrance drive to Manor Farm Barns appears to have been “cut out” of the adjoining meadow. The wood railings are entirely appropriate, but the drive still looks “raw”. It could be improved by tree planting on the meadow-side of the railings, using indigenous species.

(iii) Overhead cables

If the opportunity arises, public utilities should be encouraged to put their cables underground within the Conservation Area.

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

Development Management 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 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 General Permitted Development Order 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 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 authority's Conservation Officers will be pleased to give advice on matters of design and use of materials. 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 for Communities and Local Government for a Direction under Article 4 of the Town and Country (General Permitted Development) Order 1995, for that purpose.

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

Satellite dishes

The siting of a satellite dish on the chimney stack or on the roof slope or any elevation fronting the road, on a dwelling house within a

conservation area, requires consent from the council.

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 IN THE CONSERVATION AREA

Ref No.	Grade	Street	Building	Remarks
3/92	II	Church Lane	Green Acre	
3/93	I	Church Lane	Church of St Mary the Virgin	
3/94	II	The Street	The Manor House	
3/95	II	The Street	E Shaped range of interconnecting farm buildings, boundary wall, gate and gate piers, north of 3/94	Note: All the farm buildings are converted to residential use.
3/96	II*	The Street	Burgh Mill	
3/97	II	The Street	The Mill House	
3/98	II	The Street	The Beeches	
	II	The Street	Dovecote and boundary wall NNE of 3/97	
0/10006				
3/102	II	Wood Lane	The Old Manor	

APPENDIX C

UNLISTED BUILDINGS OF INTEREST

The following buildings and boundary walls within the Conservation Area are not included in the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State. Nevertheless they are considered by the District Council to be of sufficient interest, as townscape and/or in their own right, to warrant every effort being made to maintain their special character.

Wood Lane (east side)

No. 40	The Old Chapel (house, former chapel)
No. 48	Hickory Lodge (former school house)
No. 50	The Old Chapel (house, former chapel)

Wood Lane (west side)

No. 37	The Cottage (adjacent to The Old Manor)
No. 39	The Old Smithy (house, former barn to The Old Manor)

The Street (north side)

2 WWII anti-tank cubes to west of bridge [see also under south side]

Bridge (particularly brick abutments)

War Memorial

No.5	House (incorporating former shop and/or smithy?)
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Front boundary wall extending from No.5 to No.15 (appears to be of one consistent build)

No.7	Belstead (house, formerly 2 cottages)
No.9 and 11	Pair of Cottages

Inappropriate windows to No.9

Outbuilding in front of No. 17A

No. 19	House(The Old Fighting Cocks, formerly a pub)
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The Street (south side)

2 WWII anti-tank cubes to
west of bridge [see also
under north side]

Bridge House

Undergoing Major
Renovation
Inappropriate
windows and
dormers

No. 4

House (included for its basically
vernacular form and street front
location)

No. 6

House

Boundary wall in front of
No. 8 and continuing to No.
10

Nos. 10, 12 & 14

Terrace Cottages

Front boundary wall to The
Manor House garden and
continuing along west side
of drive to Burgh Mill

Rosemary House

(adjoining The Mill House)

Church Lane

Nos. 20 and 21

Pair of Cottages

No. 23

House

No. 25

The Old School House (former school)

Church Cottage

APPENDIX D

TREES AND HEDGING

Burgh is well endowed with trees and hedgerows. The following is a selection of the more significant ones.

Wood Lane

West side: Smooth-leaved Elm hedge and trees. In particular 2 mature Oaks: opposite Fairfields Way and in NE corner of Old Smithy garden and also Larch, Ash, Cypress and Contorted Willow. East side: trees and hedges round The Dell, including Ash, Walnut, Scots Pine, Spruce and eucalyptus.

River Bure

Along river bank forming western boundary of Conservation Area: cricket bat willows planted at regular intervals.

The Street (from bridge to junction with Wood Lane / Church Lane west)

Both sides

Hedges and trees, including Oak and Ash.

North side

Trees in Old Manor House garden, including Ash, Lombardy Poplar, Firs and large Silver Birches.

South side

Group of trees at corner on west side of junction with Church Lane.

The Street (from junction with Wood Lane / Church Lane west to Church Lane east)

North side

Tall clipped hedge either side of War Memorial.

Silver Birch, Scots Pine and Cypress's in front of Nos. 15 and trees and hedge in front of No.17.

South side

Hedge (thorn and mixed-deciduous) forming northern boundary to meadow east of Church Lane west, together with trees at each end.

The Street (eastwards from junction with Church Lane east)

North side

Trees in garden of No. 16 on corner of Church Lane, including mature sycamore silver birch and Scots Pine.

Silver Birch trees in rear curtilage of The Old Fighting Cocks.

Trees and Hawthorn hedge in front of No. 21.

Hedge of roses and tree in front of No. 23.

Long Thorn hedge forming boundary of Conservation Area together with trees, including Oak, Ash and Sweet Chestnut.

Maples and an Ash in field boundary north of The Beeches.

South side

Hedges to meadow west of Manor Farm Barns together with trees, including Sweet Chestnut, Whitebeam and Holly.

Groups of poplars in water meadows stretching southwards to the river forming the southern boundary of the Conservation Area.

Trees and hedge along north boundary of Manor House garden, including beech and holly.
Trees within Manor House garden, including Cedar, Beech, Ash, Horse Chestnut, Oak, Silver Birch and Sycamore.
Hedge to rear garden of Mill House and Yew, Holly and Oak trees within garden.
Groups of Poplars and an Oak in vicinity of Burgh Mill.
Thorn hedge and Oak trees between Mill House and The Beeches.
Belt of trees running north-south west of The Beeches, including Oak, Ash, Willow and Sycamore.
Trees in garden of The Beeches, including Oak, Scots Pine and Sweet Chestnut.
Group of poplars south of The Beeches.

Church Lane (from east to west)

Willow in garden of No. 14 The Street.
Laurel hedge to No. 16 The Street
Trees and hedges on both sides of the lane from Riverdale westwards to the church.
Trees in garden of Riverdale, including Scots Pine and Acacia.
Hedges and young Beech trees to The Old School House.
Trees in garden of River House, including Horse Chestnut, Ash, Maple and Sycamore.
Trees around meadow east of the Church.
Trees in water meadows between Church Lane and the river, including Alder and Willow.
Thorn hedge and trees in churchyard, including Oak, Ash, Horse Chestnut, Beech, Birch, Sycamore, Fastigate Yew, Willow and Cricket Bat Willow.
Group of Oaks in south-east corner of meadow by Reading Room.
Thorn hedges and trees, meeting to form a canopy, on both sides of the lane from the church northwards to Greenacre, including Beech, Elm, Oak, Yew, Ash and Sycamore.

APPENDIX E

CONSERVATION AREA BOUNDARY

BURGH CONSERVATION AREA



