

HEYDON/SALLE RURAL CONSERVATION AREA



CHARACTER STATEMENT BROADLAND DISTRICT COUNCIL

ADOPTED 17TH MARCH 2008



If you would like this information in a different format, such as large print, audio, Braille or in a different language please call (01603) 431133 and we will do our best to help. www.broadland.gov.uk

HEYDON/SALLE RURAL CONSERVATION AREA

CONTENTS	PAGE
Introduction	2
Location and Setting	2
Origins and Historical Development	3
Character Overview	5
Architectural and Historic Interest of the Buildings	6
Important Unlisted Buildings	7
Post War Development	8
Materials	8
Archaeological Interest	9
Landscape And Wider Setting of the Conservation Area	9
Detractors	11
APPENDICES	
Appendix A : The Effect of Designation	12
Appendix B : Plan showing Important Landscape Features	14
Appendix C : Conservation Area Boundary	16

HEYDON/SALLE RURAL CONSERVATION AREA

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 tended 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. Creation 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 Heydon Rural Conservation Area (also referred to as the Heydon/Salle Conservation Area) was first designated in June 1991 by the local planning authority.

This statement identifies and reaffirms the special architectural and historic character of the area and rationalises the boundary by adding Harold's Grove Cottages, listed buildings which form part of the Heydon Estate.

The statement also seeks to increase awareness of the area's special 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). The guidance will supplement the 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.

LOCATION AND SETTING

Heydon Park is situated some 23 kilometres (c.15 miles) north west of Norwich and approximately 8 kilometres (5 miles) due west of the market town of Aylsham. All the land within the Conservation Area also lies within an Area of Landscape Value as defined in the Broadland Local Plan.

Heydon Rural Conservation Area is one of a number of park or estate landscapes which occupy a belt between the Rivers Wensum and Bure on the north west side of Norwich. The area is relatively well wooded, often reflecting the sporting or landscape interests of the estates. Surrounding land use is predominantly arable with variable field sizes, some of which are extensive and border onto the Conservation Area.

The general settlement pattern of the area is dispersed, with small isolated villages outside the main market towns and a considerable number of scattered farmhouses and steads.

The Heydon Rural Conservation Area occupies an area of gently undulating land which has a gentle fall from north to south. The northern boundary of the park and Cropton Hall occupy a minor ridge at around 50m A.O.D., and the land undulates through broad shallow valleys to a low point of around 30m A.O.D east of Cherry Tree Farm.

The existing 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*) together with the outlying shelterbelts and plantations which enclose much of the wider estate. The presence of a number of park lodges and other cottages in related styles emphasises the historic influence of the estate over the Conservation Area. The natural focal point of the area is Heydon village which attracts visitors from the local area and further afield. However, Heydon Hall is clearly the heart of the designed landscape park.



Heydon Park with a view from the entrance drive towards the village church.

The Rural Conservation Area does not include the settlement of Heydon Village which it encircles. Heydon Village was designated as a separate Conservation Area in April 1971 by Norfolk County Council.

ORIGINS AND HISTORICAL DEVELOPMENT

Heydon is believed to mean 'high down' or possibly 'plain on the hill' and is assumed to refer to the location of the settlement and park on a gently elevated but low plateau of land.

The history of Heydon Hall really starts with Henry Dynne – Auditor to the Queen's Exchequer, who began to build the hall in 1581 on or near the site of an earlier house. The large brick house was architecturally innovative for the period, consisting of three storeys and five bays graced by a double row of fine polygonal chimneys which can still be seen today.

After Henry Dynne's death in 1586 the house and manor were sold to the Colfer family, who in turn later sold it to the Kemps. Around 1640 Sir Robert Kemp sold the estate to the lawyer Erasmus Earle, a noted Parliamentarian and eventually Sergeant-at-Law to Oliver Cromwell. The estate remained with the Earle family until the death of Augustus Earle in 1762, during which time the Hall underwent some additions and alterations at the hand of Matthew Brettingham in the 1740s and 50s.

After 1762 Heydon then passed by marriage to William Wigggett Bulwer in whose family it remains today.



Faden's Map 1797

It was in 1797 that William Earle Bulwer, son of William Wiggett Bulwer, began substantial alterations to the house. These included extending the south front by three bays and erecting a bay tower in the south east corner. Following the death of William Earle Bulwer in 1807 Heydon was let and the family did not return until 1827. William Earle Lytton Bulwer began alterations to the house around 1840, adding new rooms on the west side. More additions and alterations were made in the 1850s and 1860s which included adding another tower and remodelling the north façade.

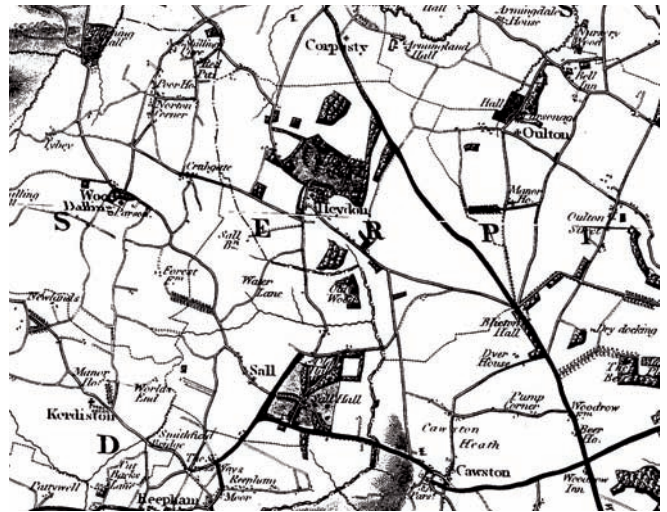
Most of these later additions have been demolished, so the house again resembles, in its exterior, that of the original begun in the sixteenth century.

The only apparent documented evidence of any formal gardens survives in memoranda belonging to Augustus Earle in the second quarter of the eighteenth century. These papers refer to various ponds and a moat. There is, however, a painting which shows some evidence of an earlier formal garden layout with ponds, a courtyard and a block of woodland in the background.

A survey of 1776 indicates that any formal enclosures which may have existed to the south of the Hall, had disappeared. The Hall stood in a relatively small area of parkland (approximately 48 hectares) which did not extend as far as the church to the south.

The crow's foot arrangement of avenues which now lies to the south of the Hall is reputed to have been put in place in the early to mid eighteenth century. The evidence provided by the 1776 survey does not confirm this and the avenues may be later. However, the survey does suggest the remnants of an earlier geometric landscape.

An engraving of Heydon Hall by Humphry Repton (c1781) shows the area around the hall much the same as the 1776 survey indicated. William Faden's map of 1797 also suggests that the parkland altered very little in size during the eighteenth century.



Bryant's Map 1826

However, during the nineteenth century the park was to undergo significant changes and in particular was extended considerably to the south and west. In the 1820s the park reached as far south as Heydon village and plantations had extended to the road in the west. By the time of the Tithe Award Map in 1841 the park covered approximately 170 hectares and its expansion had necessitated the removal of some public roads.

Plantations sprang up throughout the parkland especially around the hall and on the boundaries. Much of these plantations remain today and form important elements in the landscape.

By the 1860s the road which had previously formed the southern boundary was replaced with one further south still, extending the park to over 220 hectares. In the later nineteenth century the crow's foot avenues make their first appearance on a map (OS 6", 1885) together with a narrow crescent shaped lake in the south park. In the same period, the obelisk in the woods to the north west of the hall appeared and the Look Out Tower to the north of the lake was also erected.

Through the twentieth century Heydon Park has remained remarkably stable in its overall plan and arrangement.

CHARACTER OVERVIEW

The Heydon Rural Conservation Area has a strong estate character and is dominated by Heydon Hall and its surrounding park.



South elevation of Heydon Hall.

The central core of the Conservation Area retains the characteristics of an earlier park associated with Heydon Hall, while the wider park with its sinuous shelterbelts and mixed plantations has a distinct nineteenth century feel, the two combining to make an attractive designed historic landscape.

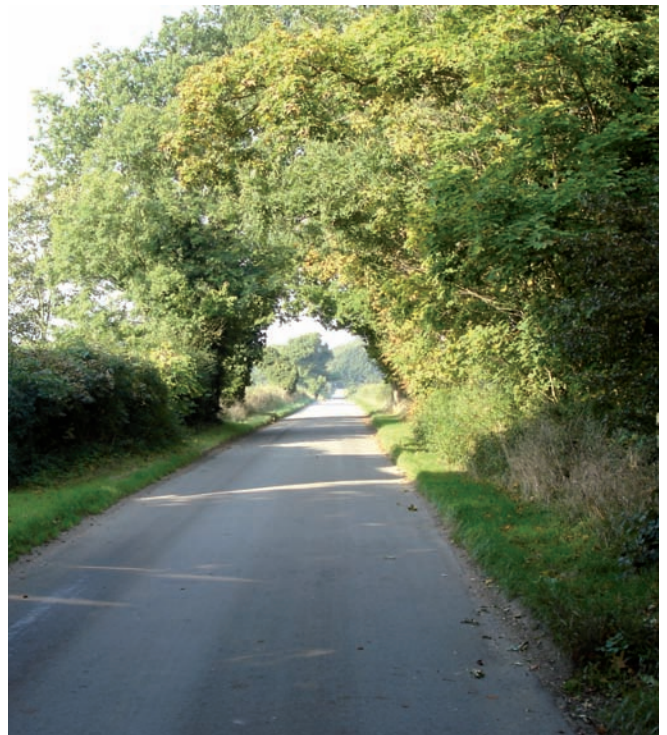
The Conservation Area encircles the estate village of Heydon which is essentially a linear settlement arranged along one of the approach roads to the park. However, the creation of the village green and the links between the park and The Grange give the centre of the village a nucleated feel. Although Heydon village is technically a separate Conservation Area, there are important historic and visual links between the two, especially with views from the village across the park and those from the rural Conservation Area towards St Peter and St Paul's Church.

Surrounding the park are a number of isolated, but substantial farmhouses and other properties including Cropton Hall, Dairy Farm, Hollygrove Farmhouse, Ollands Farm and Salle Place. These are two or two and a half storey houses which in general are set back from, but face the country roads. This arrangement is not

followed through in post war developments where houses are orientated within their sites for their own best advantage. Many, though not all of the buildings, including the park lodges, have upstanding parapet gables which are either plain, shaped or crow stepped.

Despite the presence of Heydon village and other nearby settlements, the Conservation Area has a strong rural character. The local landform with its subtle changes in relief, generally restricts views into and out of the area, though some middle and long views are possible across the broad shallow valleys. The estate identity gives a coherent quality and character to the built environment which is reflected in the use of colour and architectural styles. A greater sense of unity is also given by the consistent use of traditional vernacular materials.

In an area of Norfolk where sinuous country lanes are common, the straight roads around Heydon Park are a noticeable and important features. These provide vistas to and from entrance lodges and other cottages and have a distinct quality with low mixed species hedges and wider grass verges.



A series of straight roads are a feature of the Heydon conservation area.

The surrounding land use is predominantly arable with grassland restricted to the park or small paddocks around farmsteads. The scatter of field ponds across the Conservation Area is also a key landscape feature and hints at the historic land use pattern.

ARCHITECTURAL AND HISTORIC INTEREST OF THE BUILDINGS

Heydon Hall (listed grade I) is a fine, compact Elizabethan hall that sits in the centre of its historic parkland. The five bay, three storey, main south front looks across manicured lawns out into the park where the views are concentrated down two avenues. Built of brick, the main façade has mullion and transom windows with pediments above. The central doorway has a four centred arch and heraldry panels above, still essentially Gothic. The roofline is dominated by grand polygonal chimneys and a central cupola with ogee leaded dome.

The garden walls to the west (listed grade II) and the ancillary, service ranges to the east (also listed grade II) form an important part of the setting and add to the mass of buildings around the Hall. Of particular note here is the Clock Tower (listed grade II) which is approximately 40m to the east of the Hall. This is an early to mid nineteenth century building of red brick under a black glazed pantile roof. From the roof rises a neo-Jacobean-style clock tower with octagonal bell cupola and lead covered ogee dome supported on eight Doric columns.

Further north and east is the walled garden (listed grade II) and the deer shelter (also listed grade II), while south east of the hall is an impressive courtyard with red brick ranges to north east and west (all listed grade II), the shaped and crow stepped gables on the projecting bays combining with terracotta panels to reinforce the estate's architectural style.

What is important about the arrangement of these buildings is that while they date from different periods, mostly seventeenth, eighteenth and nineteenth century, their massing and position in relation to the main hall echoes the early medieval or early post medieval disposition of buildings around a hall. This differs from the more dispersed organisation of estates more typical of the eighteenth and nineteenth century.

Heydon Park has five sets of lodge cottages (all listed grade II) though Church Lodges and Grange Lodge North are within Heydon Village Conservation Area and not included here. All lodge cottages share certain design similarities though in execution they are all different. The lodges are located at the end of straight approach drives or roads. The exception to this is Eagle Lodges, but even here the intention to angle the lodges to the Norwich approach is clear. All the lodges date from the mid nineteenth century and are paired either side of the entrance drives with screen walls or entrance arches. They are built of red brick under pantile roofs with terracotta used for architectural details in panels, finials or both. Use of crenellation in parapets is common and eaves parapets with stepped corbel tables are used at Grange Lodge and Corpusty Lodges, the latter having shaped gables. Typically for the Heydon Estate tall red brick chimney stacks rise from the roofs with diagonally set shafts.



Corpusty Lodges

Set in a similar position at the end of a straight road, Harold's Grove Cottages (listed grade II) date from the early nineteenth century and could be considered as prototypes for the later lodge cottages described above. Harold's Grove Cottages have an E shaped plan with ovolo moulded mullions and central four centred arched doorway. Built of red brick under a pantile roof the cottages also have a terracotta panel with the initials WB. The use of rat-trap bond gives the cottages a distinct appearance.

Cherry Tree Farm and Park Farmhouse (both listed grade II) at first sight appear to date from the eighteenth century and have characteristic red brick walls under pantile roofs. In fact Park Farmhouse is considerably older and dates from the late sixteenth century, though much rebuilding has concealed its early character. The use of eaves corbels, mullion and transom windows and tall octagonal chimneys shafts all distinguish the farmhouse and provide links to the Heydon Estate.

Outside Heydon Park one building of particular note is Cropton Hall (listed grade II*). Dating from the seventeenth century with eighteenth century additions this is an attractive building of cruciform plan. The main west elevation is of five bays and has a doorway with segmental pediment and Doric brick pilasters. Timber mullion and transom windows are painted white and sections of the walls retain diapering. The north west corner of the Hall is an addition of 1730. The substantial red brick and pantile outbuildings now form part of the farmsteads character though some loss of traditional roofing material has occurred.

IMPORTANT UNLISTED BUILDINGS

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

The Obelisk to the north west of Heydon Hall and the Tower in the south park both date from the nineteenth century, though the

former includes some medieval fabric. Both are important elements in the designed landscape. Also associated with the park landscape is the Lodge at the southern end of Carman's Belt. This is a simple red brick and pantile cottage designed to serve as a lodge at the entrance to the estate landscape. The use of white painted mullion and transom windows and large central chimney stack with diagonally set shafts architecturally and stylistically ties the cottage to the Heydon Estate.

Beyond the parkland there are a number of other buildings of key importance.

Ollands Farmhouse is an impressive vernacular building which probably dates from the seventeenth century but has been significantly extended to the south and east in the nineteenth century. This two and a half storey property with full height, projecting porch has large red brick chimney stacks to the rear, white painted mullion and transom windows and crow stepped gables. The porch, which also has a crow stepped gable, has diaper work decoration. The associated farm buildings of late eighteenth or early nineteenth century add to the character of the farmstead.



The Old School

Salle Place (also known as The Old Rectory) has a distinct and different character from all other buildings in the Conservation Area. Dating from around 1860 it is built of red brick with cream and stucco dressing. Rising to two storeys under a hipped slate roof it has tall red and cream brick chimney stacks. The main entrance is emphasised by a porch with Tuscan columns and a Vitruvian string course also adds to the decoration.

Dairy Farmhouse to the west of Heydon Park appears to date from the late seventeenth or early eighteenth century but has been much altered over the years. This two and a half storey farmhouse of red brick with pitched pantile roof has mullioned windows with stucco surrounds and two doors on the main elevation with white painted pediments above. The garden wall is an important part of the farmhouse's setting and the eighteenth and nineteenth century farm buildings also form part of an important group of buildings.

Hollygrove Farmhouse is a building of mellow red brick under a pitched pantile roof. Probably dating from the eighteenth century the original house was extended to the north to make two dwellings but is now occupied as a single house. The front elevation has two round headed doorways and ovolo moulded mullion windows. As with Dairy Farmhouse, the building has a low red brick wall to the road which is an important part of the setting.



Hollygrove Farmhouse

These key buildings lend a cohesive 17th and 18th century vernacular character of the architecture of the Conservation Area, even though Salle Place has a singular character not repeated elsewhere in the area outside the market towns of Reepham, Aylsham and Cawston.

POST WAR DEVELOPMENT

Post war development within the Conservation Area is limited. Large scale agricultural buildings, to standard designs using ubiquitous modern materials, exist to the west of Heydon village, at Dairy Farm and adjacent to the Conservation Area at Cropton Hall. These structures contrast with the scale, mass, colour and character of the traditional buildings, though in general they are well screened from the wider landscape and only visible in the immediate context of each farmstead.

Two outlying residential properties have been built within the area. Both houses are relatively large in scale and are of their time but are screened from the surrounding Conservation Area by trees or hedgerows. Cropton Hall Cottage has also had a significant extension added to the property.

The Conservation Area has also seen some high quality conversion or restoration work to traditional buildings. This includes the recent and ongoing restoration of service ranges and barns south east of Heydon Hall as well as works to Ollands Farm and its outbuildings.

MATERIALS

The character of the Heydon Rural Conservation Area owes much to the use of traditional, vernacular materials which were widely available in this part of Norfolk.

The most prevalent and traditional materials include the following:

- Mellow red bricks for walls. A range of bonded construction is used, for example English Bond at Heydon Hall, but in general most buildings use Flemish Bond. There is limited use of vitrified or glazed headers as in the diaper work at Ollands Farmhouse.

- There is limited use of limestone as dressing stone principally on the Hall. However, stucco is used in imitation of stone on a number of lodges and buildings closely associated with the park.
- Red clay pantiles are the dominant roofing material. The use of pantiles is sometimes evidently a replacement for thatch.
- Mellow red brick chimney stacks are common features.
- White painted timber casements are common. A number of farmhouses and buildings associated with the park have mullioned windows also painted white. This consistent use of colour not only gives unity but also emphasises the 'estate' ownership to the village.
- White painted timber gates, gateposts and short fencing sections are also common.
- Sections of wrought iron railings also occur and these are frequently painted black.

Minor use of other materials occur, such as:

- Terracotta details such as finials, datestones, shields on lodge cottages.
- There is some limited use of black glazed clay pantiles on roofs but this is highly restricted.

The use of slate and gault or cream brick is limited to Salle Place (The Old Rectory).

ARCHAEOLOGICAL INTEREST

There are no Scheduled Ancient Monuments within the Heydon Rural Conservation Area.

There are, however, a number of sites of archaeological interest recorded on the local Historic Environment Record which should be noted as significant. These sites are above and beyond the spot finds recorded, and include a moated site north of Salle Park where the Old Rectory was built in the 1860. This is thought to be on the site of Stinton deserted medieval village which was mentioned in the Domesday Book. North west of Bluestone Plantation is the site of a ring ditch, while a brickworks and kiln

site is recorded between Stinton and Heydon Park.

LANDSCAPE AND WIDER SETTING OF THE CONSERVATION AREA

The area has a well wooded character largely derived from the shelterbelts and plantations associated with Heydon Park together with the more extensive Bluestone Plantation. They provide a sense of enclosure to the Conservation Area and in general retain or direct views around the park. The mixed plantations comprise oak, beech, ash and sycamore as the hardwoods with Scots pine and larch prominent coniferous species. The use of horse chestnut throughout many of the woods and plantations belies their ornamental nature and nineteenth century origins.

The well wooded character is further strengthened by the avenues within the park and by the numerous free standing trees. While oak is common other tree species occur, including sweet chestnut and lime with horse chestnut dominant in the avenues. Outside the designed historic landscape tree cover is limited to hedgerow and field oaks along a limited number of roads. This particular feature is being enhanced with new hedgerow trees, mainly oaks, though some ash are also present, established over recent years. Other than this, natural regeneration and scrub around the scattered field ponds adds a limited amount to the diversity of the area.



One of the avenues in Heydon Park.

East of Cherry Tree Farm a poplar plantation has been established along the shallow valley. These poplars are noticeable within the Conservation Area. Their extreme height tends to visually fill the valley and evens out the undulations of the landscape, reducing the subtle variations in landform which is a feature of this part of Norfolk.

The land use pattern is interesting. While the main land use appears to be cultivated agricultural land the presence of Heydon Park means that there is considerably more grass and pasture in the Conservation Area than is first perceived. The majority of the park grassland is associated with the core of the estate around Heydon Hall. Some arable land exists within the enclosing park shelterbelt, probably dating from the nineteenth century when it was necessary to show the 'improving gentleman's' estate to best advantage.

The park typically has ornate wrought iron entrance gates which are part of the areas character. In addition white painted timber gates to The Grange are notable, otherwise there is no dominant style to gateways in the wider Conservation Area.

Boundaries within the park tend to be fences and are usually a mix of post and wire and post and rail fencing, though some sections of wrought iron fencing remain. Outside the park red brick walls, sometimes with flint foundation or lower course occur around farmhouses or main residential properties such as Salle Place, Cropton Hall and Dairy Farm. Across the agricultural land field boundaries tend to be of low, well trimmed, mixed species hedgerows. Hawthorn and blackthorn are the main species in hedges but ash, hazel and dog rose are also present along with a limited number of other species.



Typical landscape view south east of the park.

The low hedges combine with the landform to occasionally allow views into, across and out of the Conservation Area.

There are a series of contrived views within and around the park. These include views to and from the Hall along the park avenues, views across the park from the approach drives and vistas along the straight roads leading to the various lodges (see summary Figure 3). In addition St Peter and St Paul's Church tower acts as an eyecatcher from in front of the Hall and from the public roads around Harold's Grove, an ancient woodland.

In the wider landscape of the Conservation Area there are views from the south western boundary towards Salle Church which is a local landmark. Wood Dalling Church is also visible from the road near Cropton Hall.

Further views from the road south of Carman's Belt take advantage of the undulating landform to allow a glimpse across the agricultural land to Brake Hills Plantation. Similar views occur when emerging from this plantation around Park Farm. In both cases the effect is not dissimilar to the contrived views within the park from the Eagle Lodge drive and could be considered as part of the nineteenth century experience of the Heydon Estate.

DETRACTORS

The special character of a Conservation Area can be easily undermined by seemingly 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. The overall impression of the Heydon Rural Conservation Area is that it retains the traditional features and building elements which contribute to its unity and character. However, minor features which detract from the special character include the following:

- Traffic flow through the Conservation Area that culminates in car parking within Heydon village. This is an issue in itself, but also affects the verges where passing takes place eroding the vegetation and leaving bare ground. In isolated cases posts or bollards have been erected to protect residential property verges.
- Minor use of black plastic rainwater goods.
- Around a small number of cottages there has been piecemeal development of gardens buildings, sheds and other paraphernalia of modern domestic life, e.g. at Jennings Row.

Though not specifically a detracting element, the condition of some farm buildings within the Conservation Area gives grounds for concern. The future of traditional, vernacular farm buildings has been an issue for many years, but those at Cherry Tree Farm, Dairy Farm and especially at Cropton Hall will need to be addressed in the near future.

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 authorities' 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 dwellinghouse 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):

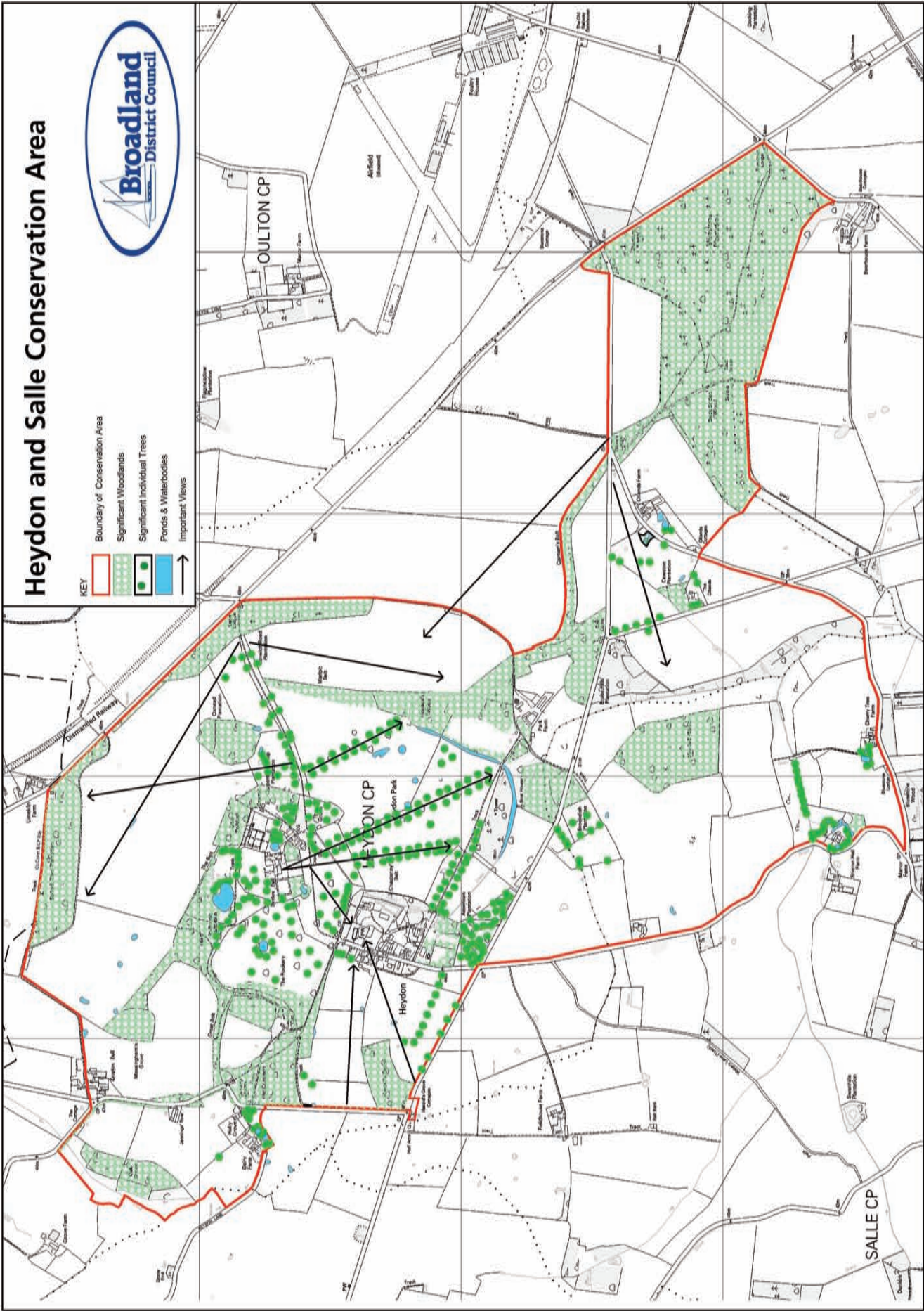
- It is against the law to remove most countryside hedgerows without permission.
- To get permission to remove a hedgerow you must notify your local planning authority.
- If the authority decide to prohibit removal of an important hedgerow, it must let you know within 6 weeks.
- If you remove a hedgerow 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

PLAN SHOWING IMPORTANT LANDSCAPE FEATURES



APPENDIX C

CONSERVATION AREA BOUNDARY

