



HERITAGE STATEMENT

Proposed alterations and extensions to the house and alterations to detached outbuildings adjacent to lane

The Old Rectory North Barsham

October 2021



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Director: Charmain Hawkins
Tel: 07507 734030
Email: charmain.hawkins@brighterplanning.co.uk
www.brighterplanning.co.uk

Company Reg No: 11520417
Registered Address: Lewis House
Great Chesterford Court, Great Chesterford
Essex CB10 1PF

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Appendix 1 List descriptions



1 Introduction

1.1 Brighter Planning Ltd have been appointed by Ruth Prior and Simon Page to assist with a submission of a dual application for formal planning permission and listed building consent. This follows on from a pre application enquiry. The proposals are for alterations and extensions to The Old Rectory North Barsham and alterations to the related outbuilding located at the street frontage to the site.

1.2 The house is a Grade II listed building dating from the C18 with later alterations. To the north west of the house is the Grade II* Listed Church of All Saints. The site is not within a conservation area. The site is located within the 'Countryside Area' of the current Local Development Framework 2008. Within the Landscape Character Assessment 2018 which is also part of the Development Framework the site falls into the North West Norfolk Character Area – which comprises rolling open farmland and the valley of River Stiffkey and its tributaries.

1.3 This statement seeks to meet the requirements of the local heritage policy requirements and the national guidance set out in the NPPF (2021). It identifies the heritage assets in the locality and assesses their heritage value and significance. A heritage impact assessment is undertaken to assess the potential impact of the proposed development, either directly to the heritage asset or on its setting. The proposals are considered in the context of the local and national heritage policy and guidance. The proposals are assessed in terms of the level of harm likely to result from the proposals. Where any heritage benefits result, these are identified to balance against any harm identified when determining the application, as the NPPF requires.

1.4 This statement is not intended to be an archaeological report.

1.5 A site visit was undertaken in October 2020 when the photos which illustrate this statement were taken.

1.6 The application is supported by:

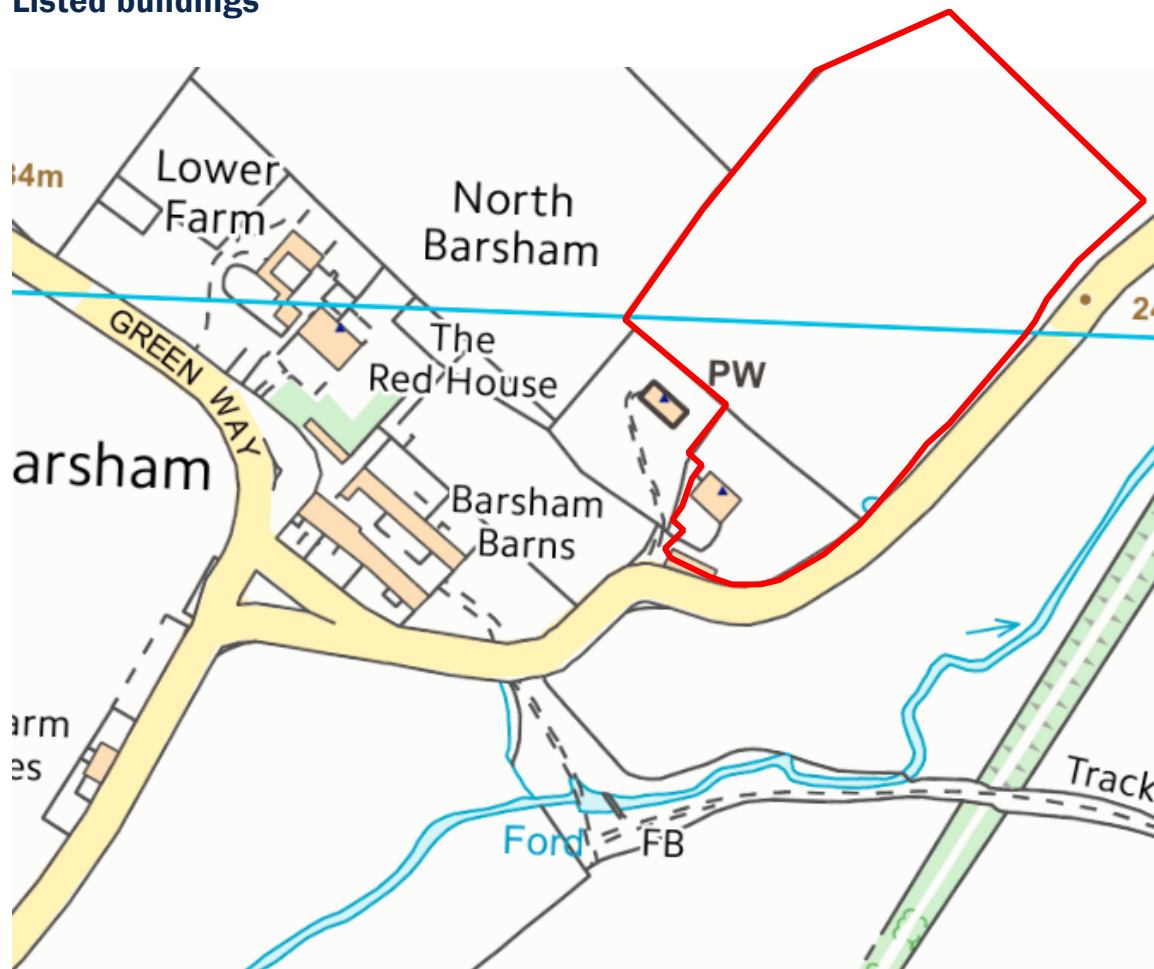
- Existing and proposed drawings prepared by Cowper Griffith Architects
- Three D computer modelled images - Cowper Griffith Architects.
- A Design & Access Statement prepared by Cowper Griffith Architects



2 Identified Heritage Assets

2.1 The following heritage assets have been identified in the locality of the site:

Listed buildings



Extract from Historic England web site

2.2 The above map from the Historic England web site identifies the listed buildings in the locality. The purple triangle denoting a listed building. The full list descriptions for the listed buildings identified below are set out in **Appendix 1**. The following heritage assets are identified as needing to be considered as part of the heritage impact assessment of the proposals:



The Old Rectory (NHER ref 38092)



Principal elevation

2.3 The Old Rectory is a detached two storey house laid out to an L shaped footprint set back from the lane. The Norfolk HERs record dates the Rectory to c1820 but the building incorporates an early C17 cottage which includes reused stone from the adjacent church. The property is constructed in flint and brick which has been overpainted white to two of the elevations with a shallow roof covered with clay pan tiles. The building is Grade II listed. It was listed in 1984.

2.4 To the south of the property and adjacent to the lane is a range of single storey outbuildings ancillary to the main house.

2.5 The land associated with the house extends north behind the house and includes a former tennis court area.



Church of All Saints (NHER 12244)



Southern elevation of church

2.6 To the north west of the house is the Church of All Saints. This is a Grade II* building with fabric dating from the C13. The building comprises three bays with a two-bay nave and a single bay chancel. The nave was longer but was truncated when the western tower collapsed pre 1824. The building is constructed of flint with clay tile and flint roofs.

Conservation Area

2.7 The site is not within a conservation area.



3 Brief History of the Site and its Context

3.1 The Parish is located on a Roman Road which led to the coast. Within the Barsham's All Saints Church at North Barsham is the earliest medieval structure. It may stand on an earlier religious site given its position on a mound. The records for the rectory held in the CRO date from 1791 and largely consists of accounts.

3.2 The village was larger in the medieval period, with earth work evidence surviving near the river of what is now a deserted medieval village.

3.3 The hamlet of North Barsham originally was a separate Parish within the Gallow Hundred but in 1935 it merged with four other settlements to form one Parish of Barsham. In 1870-72 John Marius Wilson's Imperial Gazetteer of England and Wales recorded the living in the rectory as being under the diocese of Norwich and to a value of £244 with 30 acres of land. The Patron of the church is recorded as the Earl of Orford. The list of Rectors of the church dates from 1317.

3.4 The settlement is recorded in 1845 as having 89 inhabitants.



Drawing of the church in Historic England's Red Box Collection dated 1963



The Old Rectory

3.5 The Norfolk HERS records the property as being used as a Land Army hostel in WWII.

3.6 One of the stained-glass panels in the church is dedicated to Canon Reggie Wylam and his wife Fiona who retired to the Old Rectory in the 1970's and are credited for refurbishing the church.

Map regression

3.7 The Tithe Map for the locality dates from 1839-40 and was produced by Edward Durrant. This is only available on Microfilm in the NRO and therefore was not accessed or copied.

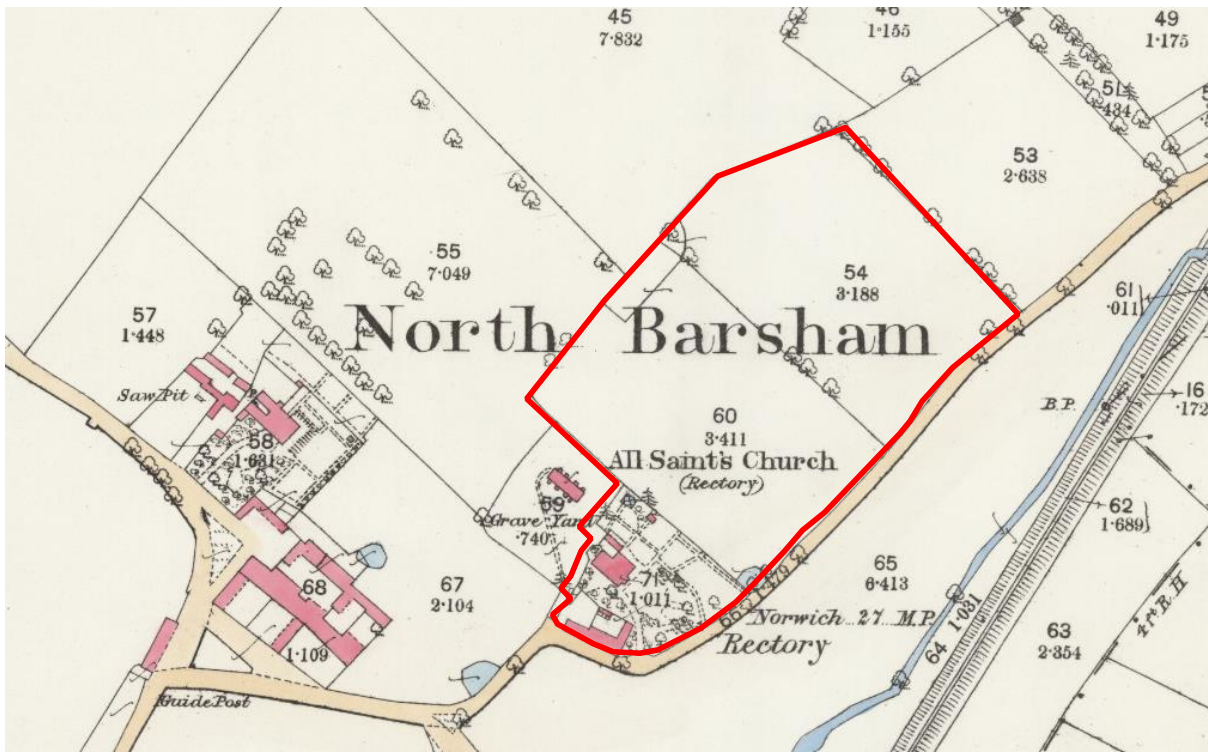
3.8 A map regression has been carried out using Ordnance Survey maps of the area at a 25 inch scale. The earliest map dates from 1885. The buildings are denoted in pink which makes them more legible. The building is denoted as being The Rectory. Both the Rectory and the outbuildings to the south of the house are in place by this date. The Rectory comprises a main building with a short projection to the north which abuts to its north west corner a range of detached outbuildings. A further two detached structures are located to the north of the house. The main gardens are shown to the south of the house and a pond is denoted in blue to the north east of the main gardens

3.9 The second OS map in the same series dates from 1905 and little has changed with regard to the Rectory site. This map is easier to read with regard to the paths and driveways. It is noted the building had a semi-circular drive with the existing access shared with the church and a second access east of the southern outbuilding range.

3.10 On both maps the proximity to the railway line to the east of the site is notable. This is the Wyndham & Wells Branch Line which opened in 1847. It became part of the Great Eastern Railway but was closed as part of the Beeching cuts in 1963.

3.11 The final map in the series dates from 1952 and is to a six- inch scale and thus lacks the detail of the previous two maps. However, the footprint of the rectory remains as detailed on the earlier two maps.



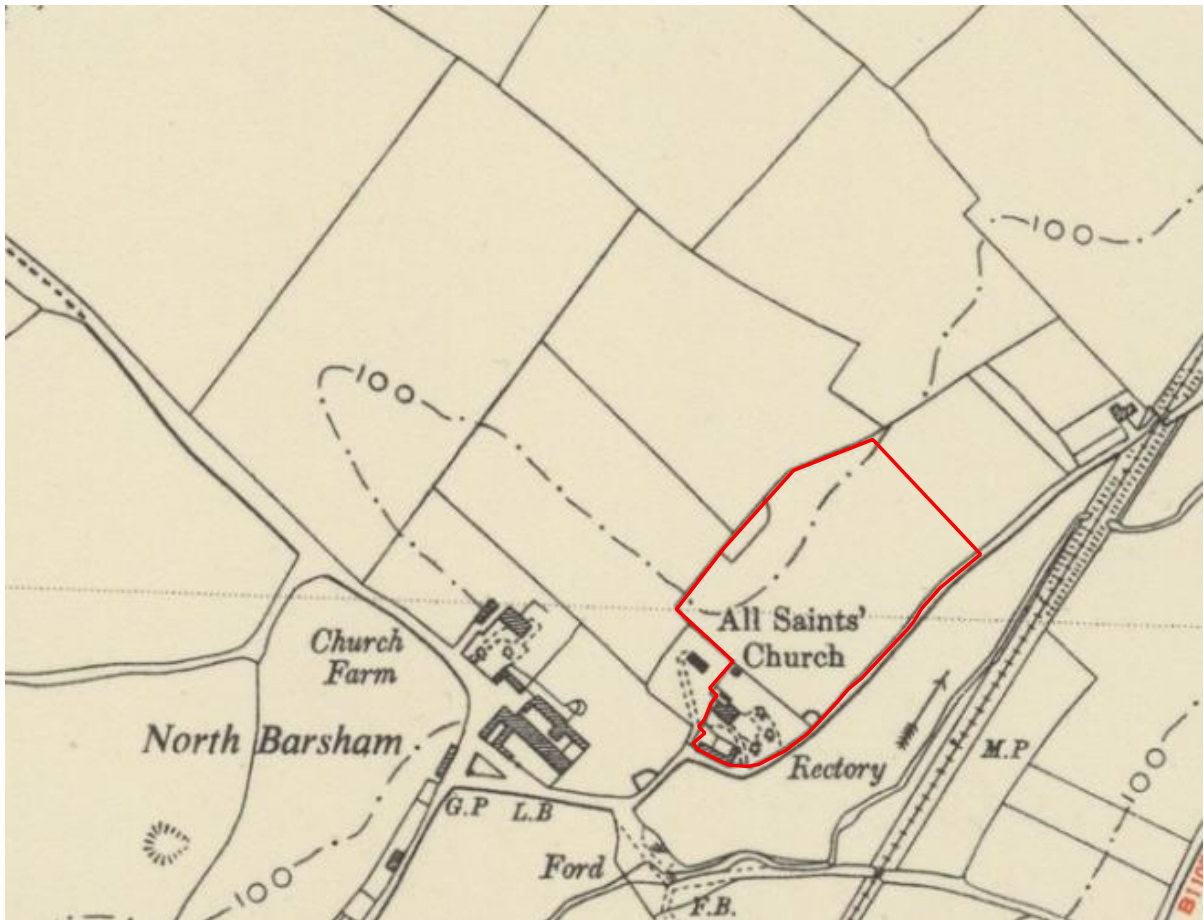
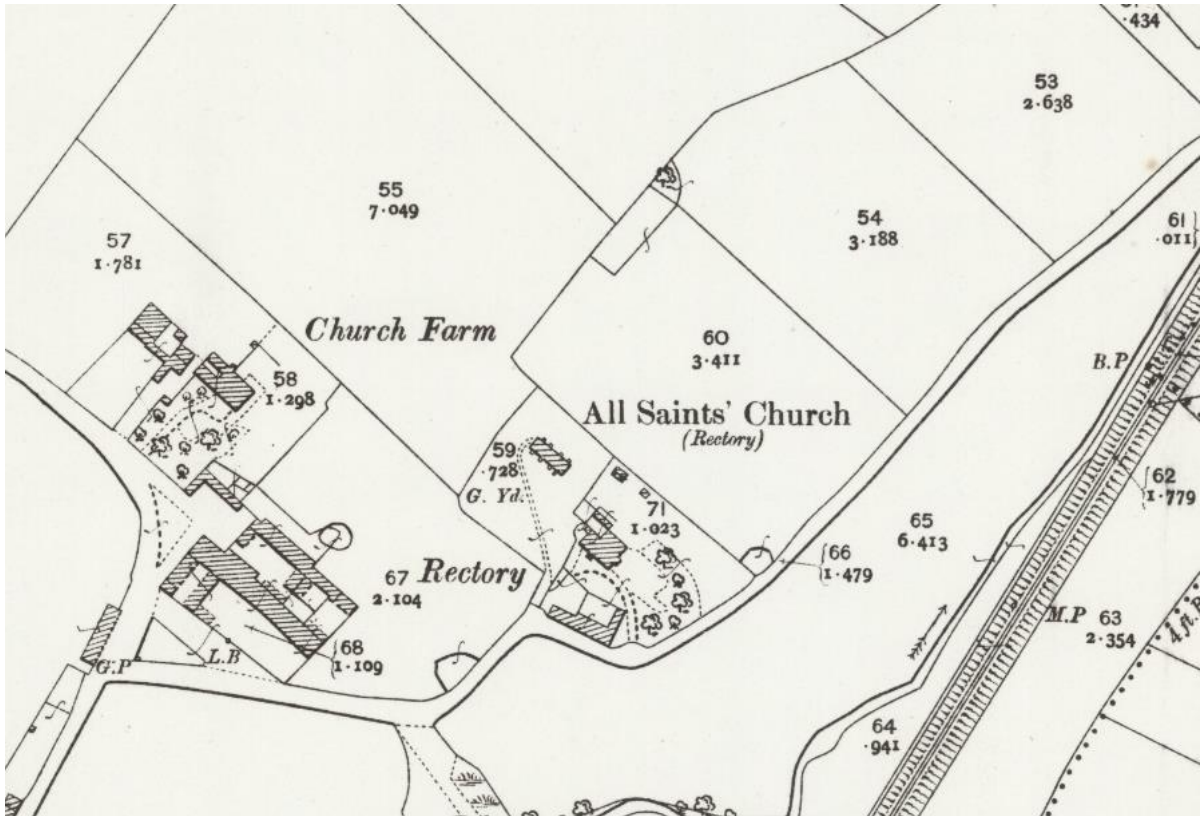


OS 25 inch 1885 (Reproduced with the permission of the National Library of Scotland)



OS 25 inch 1905 (Reproduced with the permission of the National Library of Scotland)





OS map 6 inch 1952 (Reproduced with the permission of the National Library of Scotland)



Planning History

3.12 The relevant planning history is summarised in the table below.

Proposal	Reference	Decision
Pre application enquiry	IS2 /20/2645 and follow up email	Support for works to house (as amended)
Outdoor swimming pool	PF/17/1489	Approved
Erection of garage store	PF/04/1454	Approved
Erection of staff cottage and garage/stores	PF/03/1472	Refused
Erection of extension at first floor level removal of dormers installation of windows, door, aga grill and alterations to fireplaces	LA/03/0238 (LBC)	Approved
Refurbishment of west wing Including new and replacement windows	PF/95/0932 and LA/95/0933	Refused



4 Assessment of Significance

4.1 The NPPF (2021) sets out in paragraph 194 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance’.

4.2 Heritage assets and significance are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (NPPF, Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (NPPG para 006)*

***Historic interest** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*

4.4 Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make



a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.5 Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2nd ed. 2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

4.6 The heritage interest of the buildings on the site are now assessed following the definitions set out above.

The Old Rectory

Archaeological interest – Moderate

4.7 The building dates from the C18 which was enlarged c1820 with later alterations and additions. The standing fabric contains evidence to date the component parts of the building and also contains reused fabric from the church.

Architectural and artistic interest – High

4.8 The property follows the local vernacular style built using local materials. The plan is considered to be unusual.

Historic interest – High

4.9 The building forms part of the history of the village, having served as the rectory up until the C20 and given its WWII use. It is therefore part of the local collective memory. The house is seen by anyone visiting the adjacent church and thus will be visually known to many people.

The Old Rectory – Heritage significance

4.10 The Old Rectory been assessed in terms of the significance of the component parts of the building, using the table set out below. It is accepted given that this is a Grade II Listed Building that the overall significance of the building as a whole is of 'considerable' significance. Given it is Grade II listed only the right-hand column is applicable. In examining the building on a room by room basis this seeks to establish if some parts of the building may be of lower significance due to them being later alterations or that the features of interest have been lost.



Table of significance

	Grade I (and II*)	Grade II
Exceptional	Possesses features of very high significance which survive in a relatively unaltered state. These define why the building has a high listing. The loss or serious alteration of such features is likely to result in 'substantial harm' to the heritage significance.	
Considerable	Possesses features which make an important contribution to the special architectural or historic interest of the asset. The loss or major alteration of such features may constitute 'substantial harm'.	A feature which is important to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'substantial harm' to its heritage significance
Some	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may constitute 'less than substantial harm'.	A feature which makes some contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute 'less than substantial harm'.
Local	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features may	A feature which makes little contribution to the special architectural or historic interest of the heritage asset. The loss of or major alteration to such features is likely to constitute



	constitute minimal harm to heritage significance.	minimal harm to heritage significance.
None	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance.	Features making no contribution to the special architectural or historic interest of the heritage asset which can be removed or altered without any harm to heritage significance
Negative or intrusive	Those elements which actually detract from the value of a site and where its removal may be a clear benefit.	Those elements which detract from the heritage significance and their removal may be a clear benefit.

Exterior

PRINCIPAL FRONT ELEVATION *Considerable Significance*



4.11 The southern façade is the principal elevation facing towards the lane. The southern elevation is the public face of the building and point of arrival at the house. It contains two entrance doors, the main door with tripart fan light to the eastern side flanked by classical columns supporting a pediment and lead roof canopy and the trades door to the west which has no detailing.

4.12 This elevation reveals the L shaped form of the house with the gable identifying the eastern wing. The fenestration is one of vertical sash windows all to a six over six pattern with slender glazing bars. The majority of these windows are modern replacements. To the gabled end are two blank faux windows to the staircase one per floor. The elevation is unified by being white painted.

WEST ELEVATION – *Some significance*



4.13 This elevation is where the asymmetrical form of the main part of the building can be seen and the extended eastern wing. The L shape focuses on a rear courtyard area which is sunken down below the level of the adjacent churchyard.



4.14 This view of the house is very visible from the graveyard and path leading to the church. However, there are modern additions which detract from the view including the oil tank and a series of sheds and compost bins. The house curtilage is divided from the churchyard by a post and rail fence.

4.15 The main gable to the churchyard is constructed for flintwork which has been white painted. This elevation is blank aside from a storage door at upper first floor and a small window to the single storey outshute. The outshute is a later addition by virtue of the straight joint visible in the main gable end.

REAR ELEVATION – *some significance*

4.16 The rear elevation is where one can trace the more recent changes to the building. The double pile form of the elevation is constructed of unpainted red brick construction which has been repointed. The two phases of development to the inner gable are clearly visible. The elevation is blank aside from a rear door and a slightly incongruous modern arched sash window. The blank eastern gable terminates in a chimney.



Rear elevation



4.17 The courtyard is enclosed by a single storey range of outbuildings with a mono-pitched roof. These once formed the ancillary buildings to the kitchen and included a copper but have lost the chimneys and associated features of their past uses. The garden rises up from the house with a retaining wall separating the garden from the house complex.

4.18 The elevation despite having the view to the former tennis court and paddocks associated with the house has no views out in this direction other than the one master bedroom window.

EASTERN ELEVATION – *Some significance*



4.19 This side elevation has a simple symmetrical form which has been interrupted with the addition of a brick bay to the southern end. This elevation faces over the main formal garden area. This elevation is of red brick construction but has been white painted in the past and the paint removed. The ground floor window to the south eastern corner is a blank window to the staircase.4.20 The linear form of this wing has two chimney stacks to the roof line. The façade has a series of sash windows similar to those on the front southern elevation. The bay window has three large sash windows.



Interior

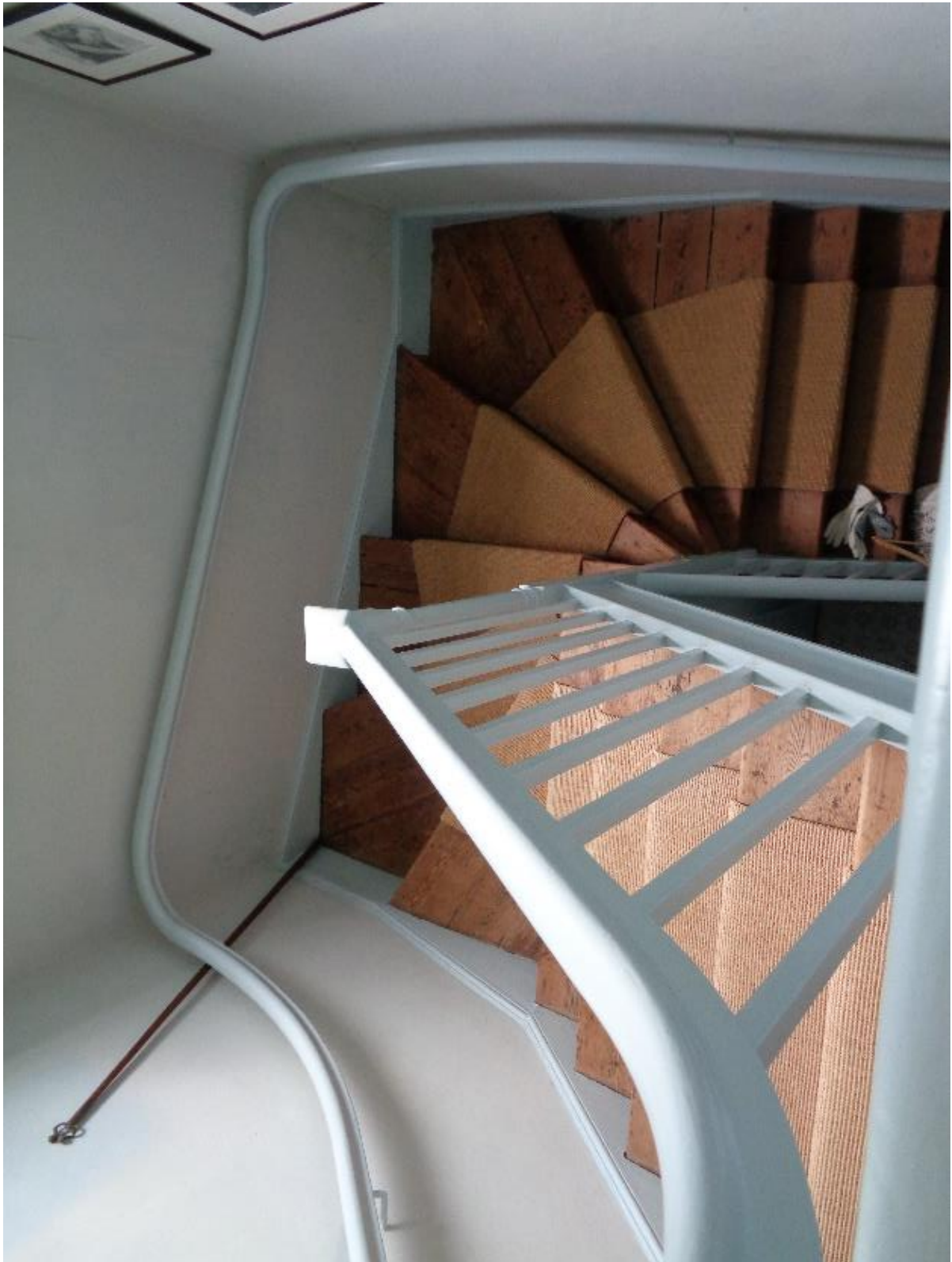
Ground floor

4.20 The significance of the various rooms is summarised on the floor plan below. The rooms are named as they appear on the survey drawing.

Ground floor significance diagram



ENTRANCE HALL AND MAIN STAIRS *Some significance*



Main stairs



4.21 The main entrance door, opens directly into the main hallway where the stairs are off set to the south east corner. The stairs are to a winder form and have over painted balustrades and handrails. The form of the balustrades is very simple square profile strings with square topped newel posts. The form is very plain and lacks the elegance of an C18 staircase. The presence of the three blocked windows to the stairwell suggests it was inserted in this location when the property was extended in 1820. It is considered that this work took place when the bay window was added, and the dining room was altered to its present shape.

KITCHEN *Some significance*



Kitchen looking to south west



Service bells

4.22 The kitchen is unusually located to the principal elevation again probably as part of the 1820 reordering when the principle rooms were established to the eastern wing. The room retains an open hearth. There are a large number of doors leading into the space including a blocked door to the main hallway opposite the stairs. To the northern wall are three doors one leading to the pantry, one from the hallway with a C19 bell box over it and the third to the service stairs. These vary in lintel heights but are all over painted four panel doors. The opening to the hall has a thick recess and lacks the surround to the other doors suggesting it was a later addition when the east wing was remodeled.

4.23 The room is floored with C20 quarry tiles and contains over painted cupboards of no heritage significance.



LIVING ROOM *Considerable significance*

4.24 The living room is lit with two large six over six original sash windows which retain their side shutters.



The living room

4.25 The focal element is the hearth although the Regency fire surround is a modern reproduction. The skirting details are to a simple roll top pattern. This room lacks any ceiling decoration but has a deep cornice. There is one central ceiling lighting. It has had a picture rail installed. Access is via two doors to the south west corner of the room. It is considered that this room format has been altered and the two principal rooms once mirrored each other and possibly had a central connecting door.

DRAWING ROOM *Some significance*

4.26 The adjacent drawing room has the bay window as its focus. It is considered the room has been realigned having previously had a north south emphasis with the focus on the hearth. The large sash windows of the bay fill the room with light. The sash windows have 'horn' details to them confirming the late C19 date for the bay being added.



4.27 The room has no ceiling detail other than a very narrow cornice and roll top skirting. The room is entered by a single four panel painted door. A picture rail has been added around the room. The fire surround is of a Neo-Regency style but is a modern reproduction feature of no significance.



Access to dining room



THE DINING ROOM *Local significance*

4.28 The ground floor of the double pile was in existence by 1885 but as a single storey structure. This room has been much refurbished as part of adding a first floor in 2003. The rear door is modern.



Rear door to north wall



CLOAKROOM *Local significance*

4.29 This room retains the C19 sash window with obscure glazing which dates this ground floor element to the late C19 (pre-1885).



Cloakroom



PANTRY AND SECONDARY STAIRS *Some significance*

4.30 The pantry is located off of the kitchen and is floored with red clay pammets and retains features such as meat hooks to the painted floor joists and a meat cupboard. The slate cooling shelves are modern. This retains a basic service character.



Pantry

4.31 The services stairs lead up from the kitchen to the first floor of the main building. These are very simple plain stairs with a timber tread guard to the side which rise very steeply to the first floor.

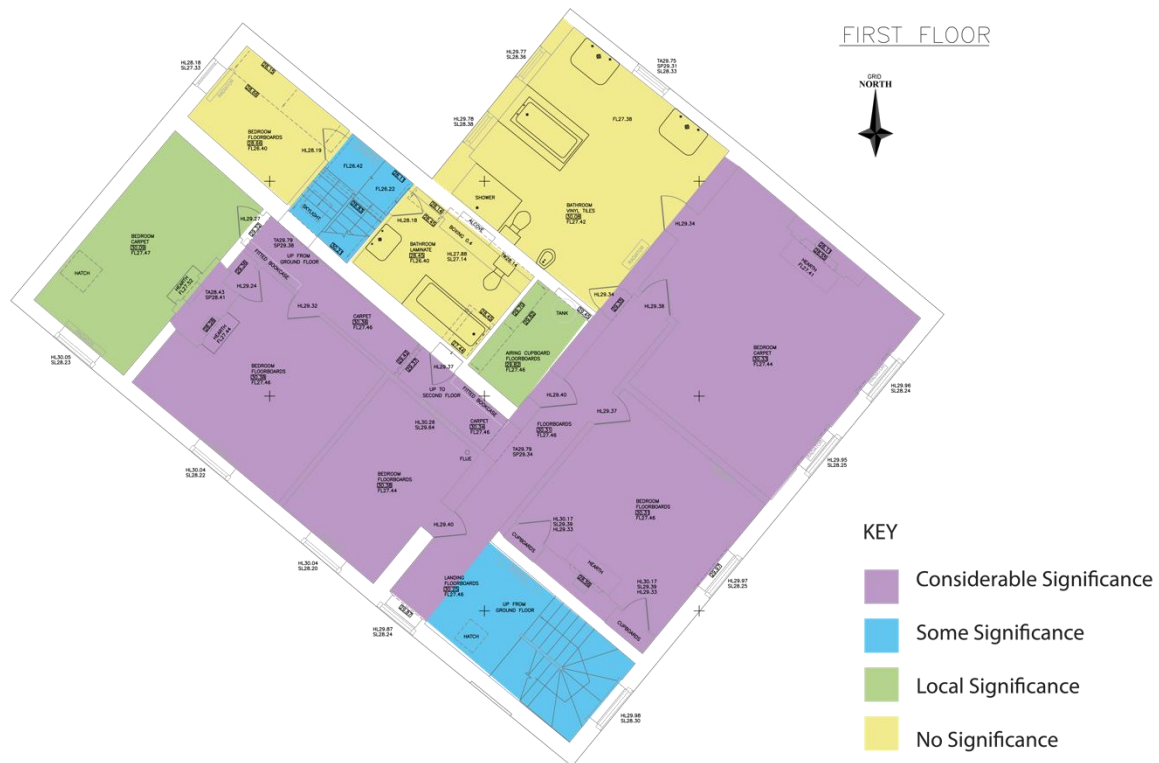
UTILITY AND BOOT ROOM *Local Significance*

4.32 This area has been modernised with the introduction of the modern heating system. The boot room retains no visible features of any note. The utility has the exposed floor joists with meat hooks and retains its service character notwithstanding the modern colour scheme. It is lit by a large modern casement window onto the rear courtyard area.



First floor

First floor diagram



MAIN BATHROOM *Local significance*



4.33 A modern bathroom area has been created in the roof area of the outshute which is fitted out with period style bathroom fitting. The room is held to have no heritage significance and is considered to be a relatively modern alteration. It is lit by a modern roof light to the rear cat slide roof of the outshute.



LANDING ROOM/STUDY *No significance*

4.34 A small room leading of the secondary stairs adjacent is also held to be a modern formation of space with no heritage significance. A modern casement window has been formed to the western elevation to light the space.

4.35 The bathroom and study rooms appear to have been formed in what was once storage space and/or a corridor and probably being the original location for the main stairs.

WEST BEDROOM *Local significance*

4.36 This is one of three bedrooms in the main part of the building with windows to the principal elevation. This room is the full width of the original house whereas the adjacent two have been foreshortened by the corridor being formed. The corridor is lit by borrowed light from internal window to the bedroom.

4.37 The room contains the remains of a hearth which have been much altered with pammets being added and the simple fire surround over painted.



Internal window lighting corridor



FRONT BEDROOM *Considerable interest*

4.38 This is the central room and it has square proportions and retains what is considered to be an original fire surround although over painted and a modern grate and tiles inserted.

STAIR BEDROOM *Considerable interest*

4.39 This room lacks a hearth, and this suggests it may have been a dressing room originally. The alignment of the wall to the window surround to the corridor suggests the current layout is a later addition (See photo below). Access if via four panel door opposite the main stairs.

CORRIDOR *Considerable interest*



4.40 The corridor links the two sets of bedrooms. The floor boards are exposed. To the western side is a built-in linen cupboard.



EAST BEDROOM *Considerable interest*

4.41 This room looks out over the bay window. It retains an original fire surround similar to the central bedroom which has also been overpainted but appears to have an original grate. There are built in cupboards to the room which mirror the four panel pattern of the main doors.

4.42 A picture rail has been added round the room.



*East
bedroom*





Fireplace to master bedroom

4.43 The bathroom area associated with the master bedroom is what was formed as part of the 2003 alterations, and thus this element has no heritage significance. The master bedroom itself contains an original fire surround again overpainted with what appears to be a salvaged grate with reused tiles.

4.44 The room is lit by two sash windows with shutters to the eastern garden elevation.

OUTBUILDING *Some significance*



Outbuildings

4.45 The footprint of the range of outbuildings which define the northern elevation of the courtyard area appear on the 1885 OS map. The single storey building has been much altered. The photo illustrates that past openings have been blocked up. There is evidence that part of the building contained a copper, but the chimney has been removed.



Detached Outbuildings adjacent to road

4.46 To the south of the house is a L shaped detached out buildings adjacent to the lane. This single-storey structure is flint and weather boarded with a pan tile roof and includes cart lodge bays and ancillary storage space. The old maps show an outbuilding range in this location but to slightly different footprint. The external fabric is modern, and the standing structure is considered to be a replacement of the previous range which stood here under a consent granted in 2004.



Detached outbuilding adjacent to lane

Setting

4.47 The immediate setting of the house is the gardens and courtyard area. The courtyard and the area between that and the churchyard are in need of enhancement with poor quality surfaces and a plethora of low- quality structures having been erected. The main retaining wall to the courtyard is a flint and rubble structure which is considered to contain some fabric from the church within it. This is largely obscured by a redundant aviary structure.



4.48 The immediate garden setting grades into open countryside to the north. A belt of trees along a fence line screen the house in views south from the former tennis court area and paddocks beyond.

4.49 To the west the setting is that of the church which is on rising land. A copse of trees screen the north western boundary to the church.

4.50 In the street scene the house is set back from the road behind the detached outbuilding which has a long and low pantile covered hipped roof. The outbuilding is screened by the boundary hedging. The white finish of the house makes it stand out in the views up the driveway as the focal building on the site.



Western garden area





View from tennis court looking south to house



View from lane



5 Heritage Policy Context

National legislation

5.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control. Under Section 38 of 2004 Act, the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.

5.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the same Act requires special attention be given to the desirability of preserving or enhancing the character and appearance of a conservation area.

National guidance

5.3 National planning guidance is set out in the **National Planning Policy Framework** (NPPF) 2021. Paragraph 199 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset's conservation. Paragraph 202 sets out the position where less than substantial harm to the significance of a designated heritage asset is held to occur. Any such harm should be weighed against the public benefits of the proposals.

5.4 The **National Planning Practice Guidance** (PPG), which is regularly updated online, provides additional government advice on enhancing and conserving the historic environment within the document entitled 'Historic Environment' July 2019 . This includes in paragraph 006 (18a-006-20190723) a definition of what significance is.

5.5 Heritage is also a material consideration in the **National Design Guide OGL** (2019). The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. This includes context. Paragraph 38 states 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region



influences the location, siting and design of new developments'. It advises that well-designed places are responsive to local history, culture and heritage.

Local Plan Policy

5.6 The adopted Development Framework for the area consists of:

- **The Core Strategy 2008 which contains Development Control Policies**

Within this document the following policies are considered to be material:

- Policy EN4 Design.
- Policy EN8 Protecting and enhancing the Historic Environment.

5.7 The emerging Local Plan has had the First Draft published and is currently undergoing its final draft prior to examination. It therefore currently has limited weight.

Historic England Guidance

5.8 The main guidance produced by Historic England of relevance to this application are:

- **The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017).**



6 Pre-Application Advice

6.1 In January 2021 a formal pre application submission was made to NNDC with respect of proposed alterations and extensions to the house and the formation of a swimming pool.

6.2 The initial design and proposals for the house were not supported for the following reasons:

- Proposed loss of the courtyard buildings walling which has some significance.
- Use of a flat roof and the design of the proposed extension was considered to be unacceptable and not an enhancement to the building.
- Opening up of the back corner of the building which carries some significance
- The changes to the fenestration to the large bay window were not supported as detailed
- The blocking up of the door to the NE elevation was not supported

6.3 The other internal works would need to be assessed on a room-by-room basis but generally no concerns were raised.

6.4 However, working in conjunction with the Planning and Conservation Officers an amended scheme for the house has been developed for the proposed courtyard extension. The proposed swimming pool has been removed from the scheme and the works to the outbuilding which did not raise any issue have been retained. In an email dated 29 July 2021 the Conservation Officer made the following observations:

The proposed extension

‘Whilst clearly any roofing over the rear courtyard would still have an impact, the scheme that you have now produced appears far more compatible/respectful of the character and appearance of this part of the listed building. As a result, I think that we now have a proper basis upon which to balance the residual harm against the public benefits accruing from the scheme’.



External alterations to the house

Re-opening the 2 no. windows on the SW-facing elevation may also be considered acceptable. However, this would be subject to fully understanding their relationship with the staircase behind; i.e., it would be rather awkward visually if the staircase were to cross-cut the new sash windows.

Providing appropriate rubbed bricks are used, reinstating the flat arches over the projecting bay is considered to be acceptable.

In terms of colour choice, C&D would have no issue moving to an off-white finish – it would just be a case of supplying a BS or RAL number with any subsequent application. However, there would be flexibility within this area.

In respect of the internal alterations

The replacement of fireplaces and the insertion of wood burners is something that would need to be properly assessed on a room-by-room basis. To this end, a schedule of existing features and proposed works would be helpful as part of assessing the full impact of these proposals. It is accepted, however, that many of the existing features are later additions or reproductions.

Where there are existing concrete floors, and these are to be replaced with limecrete, C&D support can be forthcoming. Perhaps less clear is why the same treatment is proposed in the sitting and drawing rooms where timber suspended floors are present as existing. If these are original or of quality, they should be retained rather than replaced. As regards the proposed finish, the use of stone paving is also questioned; i.e. in an area without natural stone it seems unlikely that a property of this provincial character and appearance would have been given to such a treatment – instead boarding and pampments seem more appropriate options.

Assuming it is original fabric, opening out the dividing wall between the sitting and drawing rooms is unlikely to be considered acceptable. With a viable route already in place, it is difficult to see how any justification could outweigh the fabric and enclosure loss.

6.5 The formal submission has thus been made having regard to these more recent comments.



7 The Proposals

The main house

7.1 The application seeks permission for extensions and alterations to the main house and outbuilding. The extension to the house remains focused to the courtyard area but the scheme proposes to retain and include the existing service buildings to the norther eastern side of the yard. The currently open yard will be roofed over with a zinc roof which is formed from a series of shallow pitched elements which enable roof lights to be included. The roof will be set behind the parapet wall of the existing brick outbuilding. The openings to the northern wall of the outbuildings will be altered to form glazed panels with shutters.

7.2 The extension will form a new kitchen area with an ancillary pantry and home office within what are currently the outbuildings.

7.3 The existing kitchen will become a family room which will include reopening a blocked door of the main hallway to restore the original circulation pattern.

7.4 Internally it is sought to install limecrete floors to enable under floor heating to be installed on the ground floor. The aim is to install log burners in the fireplaces and install new fire surrounds where there are modern replacements. The windows are to have shutters installed internally. To the first-floor new bathroom facilities are to be created from the northern end bedroom and the central rooms with the existing ensuite to the master bedroom being converted to a bedroom.

7.5 Externally the two blocked windows to the front elevation will be opened up to be windows and the arched window to the modern addition to the rear elevation is to be replaced with a window to a style more in keeping with the other fenestration on the building. The brick southern elevation is to be limewashed to blend better with the painted brick western elevation.

7.6 The proposals create a better use of the space in the building and create a large family sized kitchen at the heart of the house. The circulation within the building will be improved and services for the house enhanced with minimal loss of historic fabric internally or externally.





Model of the proposed extension (CGA)

The outbuilding

7.7 The alterations to the outbuilding seek to make the building more secure by introducing hit-and-miss boarded shutters to the window and door openings. Its current ancillary function to the main house is to be retained. One of the four existing open cart lodge bays is to be infilled to form a plant room area in conjunction with the loft space above, with three of the bays being retained for parking. Two of the bays will have doors added for secure parking with only one bay retained in an open form. The existing weather-boarded store to the western end will be removed.

7.8 The building is to be refenestrated including the replacement of the existing roof lights which are to be relocated and two additional lights added to the south-east elevation. The new roof lights will be frameless and electrically operated.



8 Heritage Impact Assessment

8.1 The potential impact of the proposals on the identified heritage assets is now considered:

Principle of the development

8.2 The proposals are to parts of the site already developed with structures or ancillary uses to that of the existing dwelling and therefore the footprint of the listed building would not be extended any further than as existing. The existing courtyard forms a poorly draining area which is an underused space – by internalising the space to create a new kitchen, the area will retain its service function and become the hub of the house. The formal rooms to the eastern side of the house are retained for their present functions whilst the existing kitchen area becomes a family room which is appropriate given the location of the space within the building. The proposals give far greater cohesion to the room spaces within the building than currently exists.

8.3 The works to the outbuilding affect modern fabric only. The building will retain its ancillary form and function and the changes to the fenestration to make the building more secure are considered to enhance the exterior of the structure and make it look less ‘domestic’ in appearance.



The storage structure to the foreground of the picture is proposed to be removed



Potential loss of historic fabric

8.4 The main fabric affected is to the northeast corner of the building and includes the part of the building added in the late C19 and which was originally single storey but extended with a first-floor area in 2003. The fabric affected here has been identified as having only local significance and forms a poor quality setting to the building in its current form.

8.5 The single storey out buildings which enclose the northern side of the courtyard area are no longer proposed to be removed but are incorporated as part of these proposals. This retains the brick walling which encloses the yard area from the garden. These retain the more modest appearance to this elevation of the building.

8.6 Internally to the main house the loss of fabric is kept to a minimum and largely focuses on undoing previous alterations such as the modern fireplaces. The two blank windows will be reopened to give more light to the stairs. An existing cloakroom to the modern extension adjacent to the courtyard area will be removed to enable a larger dining room to be formed and a new cloakroom will be created in a former service room central to the house.

Internal alterations

8.7 The internal changes principally relate to the kitchen and scullery areas which change their function but retain their form. The new family room formed from the kitchen will have one existing doorway blocked up but it is proposed to reopen the doorway currently blocked from the main hallway. This is therefore seen as reinstating the historic movement pattern from the principal spaces of the building.

8.8 The alterations include undoing a number of the poor quality replacements of features such as fire places and the insertion of higher quality replacements.

8.9 The formation of a bedroom from the master bedroom ensuite is considered to make far better use of this size of room and the reordering of the spaces to the corridor area enables an ensuite and bathroom to be created. The removal and replacement of the arched window to this 2003 extension area is seen as a visual enhancement echoing the overall form of the windows to the building.

8.10 The formation of new bathrooms to the first-floor area will result in minimal loss of fabric and not loss of any features.



External alterations

8.11 The main alteration to the principal elevation is the unblocking of one of the faux windows to provide more natural light to the main staircase.

8.12 To the garden elevation the existing single door is proposed to be formed to a side element to the large bow window to allow access to the garden.

8.13 The main alterations are to the courtyard area and this enables this corner of the building to be enclosed in a very simple and clean contemporary manner which does not visually overwhelm or dominate the building. From the church the addition will have very clean lines and will enable the visual clutter around the building to be removed. The use of roof lights enables the existing openings to the service building garden elevation to be adapted and retained without large areas of glazing being introduced.

Overall level of impact on the significance of the building

8.14 The proposals seek to unify the two halves of the building and how one circulates within the building by forming a new central focus of the new kitchen area. This enables the principal reception rooms to retain their formal use whilst retaining the service functions to the northern end of the house. This will make the building work as a family home with a natural flow of room uses within the building and also out into the garden area. The internal and external alterations to the existing building are assessed as being light touch and will not result in any harm to the areas identified as being of considerable significance within the building.

Impact on the setting of the Old Rectory

8.15 The proposals will enable the northwestern side of the building to be enhanced and will enable what is a rather dank courtyard area to be transformed into a light filled space. The relocation of the kitchen is seen as being a catalyst for the whole house to function far better as a family home and enable better inter relation with the two garden areas.

8.16 The removal of the external clutter and structures from the northeast corner of the building will enhance the setting of the Old Rectory and its interface with the adjacent church. The hierarchy of elevations which exist on the building will be retained and enhanced by the proposals.



8.17 The external alterations to the detached outbuilding adjacent to the lane are considered to be appropriate and in keeping with the form and function of the structure. The new fenestration and doors will be concealed when not in use behind timber boarded shutters which will reinforce the ancillary role of the building. The store to be removed is of no heritage significance. The proposed two additional roof lights (and the alterations to the existing roof lights) are only visible from within the garden area and not the public realm.

Impact on the setting of the church

8.18 The view from the church is towards the western side elevation of the building. The simple means of enclosing the courtyard space will ensure the extension will not be visually intrusive to the views to and from the church.

8.19 The resulting removal of the unattractive series of structures from the northwest corner of the site will enhance the setting of the church and create a far more attractive interface between the former rectory and the church site.

Level of harm

8.20 The aim has been to preserve the character and appearance of the existing building but upgrade the accommodation the house provides to meet C21 family living requirements. The proposals are assessed as resulting in 'less than substantial harm' given that the works will retain the existing means of enclosure to the courtyard. The internalisation of the courtyard is held to make a better use of this space and the net result will be a more cohesive functioning of the rooms within the house and the interconnections between them. It is considered the resulting level of harm would be to the very low end of this spectrum of harm. Paragraph 202 of the NPPF allows this level of harm to be balanced against the heritage benefits resulting.

8.21 The alterations to the outbuilding are held to result in no harm to the setting or significance of the two identified heritage assets.

8.22 In terms of compliance with Local Plan Policy – the relevant policy is EN8. It is maintained the alterations proposed comply with the relevant provisions of this policy in that the development will not have an adverse impact on the special historic or architectural interest of the buildings.



Heritage benefits

8.22 The following heritage benefits are identified as resulting:

- It will enable the building to be maintained in its current optimum use as a family house and meet C21 living standards and expectations whilst retaining the historic hierarchy of rooms in the building.
- It enables a simple but high-quality extension to be formed within the existing building footprint which will be legible as a C21 alteration within the historic walls which will enclose it.
- It will enhance the appearance of the North west corner of the site and make better use of the courtyard area and retaining it in a service function.
- It will allow some of the less appropriate alterations and additions to be replaced such as some of the modern fire surrounds.
- It will create a better circulation pattern and synergy between the component parts of the house to facilitate full use of the house.
- It will create a better functional relationship between the house and the garden areas thus facilitating greater enjoyment and appreciation of the property.
- Enhancement of the detached outbuilding reinforcing its role as an ancillary structure and replacing the more domestic appearance of the building via the changes to the fenestration and timber shuttering.

8.23 In weighing up the heritage balance it is held that the heritage benefits resulting from proposals fully outweigh the level of harm identified.



9 Conclusions

9.1 This heritage statement has sought to analyse and identify how the house has developed and ascribe the historic significance for the component elements of the property. The impact assessment has sought to establish how the proposals impact on these areas and how much historic fabric is retained as part of the proposals. This has informed the assessment of potential harm of the proposed development.

9.2 The proposals have been assessed as resulting in less than substantial harm and to the low end of this spectrum. The special character and appearance of the building will be conserved and the different phases of alteration will remain legible. The works can be fully justified on the basis of the improvement to the living arrangements and enhancements to the setting of the building which will result.

9.3 The proposed external works to the outbuilding are held to be entirely sympathetic to the ancillary role of this building and will enhance the appearance of this structure. The works will not harm the setting of either the Old Rectory or the adjacent Church.

9.4 The proposals have been assessed as following the national guidance and considered in the context of local heritage policy requirements. It has been demonstrated that the resulting heritage benefits secured from the proposals outweigh the low level of harm which is assessed to result from the development. There are no heritage reasons to resist granting outline approval for this development.



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Appendix 1

List descriptions

OLD RECTORY

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1373708

Date first listed:

16-Jan-1984

Statutory Address:

OLD RECTORY, GREEN WAY

Map



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Location

Statutory Address:

OLD RECTORY, GREEN WAY

The building or site itself may lie within the boundary of more than one authority.

County:

Norfolk

District:

North Norfolk (District Authority)

Parish:

Barsham

National Grid Reference:

TF 91587 34925

Details

TF 93 SW BARSHAM GREEN WAY 6/24 North Barsham

Old Rectory

II

House. C18. Whitewashed brick and red pantiles. Two storeys, "L" plan front and wing. Garden front of 4 bays, sash windows with glazing bars and three sided later C19 bow on ground floor only; gabled return with ground floor one and first floor 2 sashes with glazing bars. Raised and fielded panelled door with uppermost lights glazed, set in reeded frame. Two storey, 3 bay west wing, sashes with glazing bars.

Listing NGR: TF9158734925

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

223502

Legacy System:

LBS

Legal

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End of official listing

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CHURCH OF ALL SAINTS

Overview

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1373710

Date first listed:

06-Mar-1959

Statutory Address:

CHURCH OF ALL SAINTS

Map



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Location

Statutory Address:

CHURCH OF ALL SAINTS

The building or site itself may lie within the boundary of more than one authority.

County:

Norfolk

District:

North Norfolk (District Authority)

Parish:

Barsham

National Grid Reference:

TF 91561 34963

Details

In the entry for BARSHAM NORTH BARSHAM

6/22 Church of All Saints

The Grade shall be amended to read: II*

TF 93 SW BARSHAM NORTH BARSHAM 6/22 Church of All Saints 6.3.59 II

Parish church of C13. Flint walling, slated roofs. Truncated 2 bay nave and one bay chancel. West wall with re-set cut-stone and flint, re-set c1300 door, with niche above and bell-cote. South nave wall one 2-light "Y" tracery window; one 3-light of paired lancets both c1300; chancels window 3-light straight headed Perpendicular with cusped lights; chancel east window 3-light paired lancets c1300; north nave on "Y" tracery and one 3-light Perpendicular window. Interior: chancel arch Perpendicular, with rood stairs door and loft door. Nave rood. Later C19 open trussed rafters closely set; chancel roof C19 waggon vault, boarded with arched braces. C13 font with purbeck marble shafts. Pulpit, 1635. North nave well tablet to Philip Russell, 1617, alabaster classical details.

Listing NGR: TF9156134963

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

223508

Legacy System:

LBS

Legal

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End of official listing

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