

Ú|æ } ã * ÁÛcæ^{ ^ } oÁ
 ã & [!] [! æã * ÁÖ^• ã } ÁBÁO&&^••Á
 Ûcæ^{ ^ } oÁæ ãÁP^! ãæ* ^ÁÛcæ^{ ^ } oÁ



Û à{ ã^ãÁ Á~]] [! oÁ Á |æ } ã * Áæ] |ãæã } Á [! Á@ Á&@æ * ^Á Á•^Á Á
 @æ d ! ãÁæ } • Áæ ãÁæ • [ãæ^ãÁ ããã * Á [! • Á Á! ^æ^Á Á } æ Á Á
 @ |ãæ Á&& [{ { [ãæã } Áæ ãÁæ • [ãæ^ãÁ&&^••Á] ! [ç^{ ^ } oÁæÁ
 Ô [~ ! c æãÁÁæ } • ÊÔ @ ! & @Áæ { ÊÔ ã * È



P [ç^{ ^ } à^! Á&æGF

Document title:	Planning Statement in support of application for the change of use of historic barns and associated building works to create 6 units of holiday accommodation (1 x 4 bed unit, 2 x 3 bed, 1 x 2 bed, 2 x 1 bed) including associated internal and external amenity space and upgrading of an existing agricultural access.
Job Number:	132020
Author:	Fergus Bootman MRTPI
Version:	211129.1
Issue Date:	29th November 2021

Disclaimer:

This document is issued for the party which commissioned it and for specific purposes connected with the above project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Table of Contents

1	Introduction	2
2	The Application Site.....	3
3	The Proposed Development.....	6
4	Planning Policies	10
4.1	Adopted Core Strategy (2011).....	10
4.2	Site Allocations and Development Management Plan (2016).....	10
4.3	National Planning Policy Framework (NPPF)	11
5	Assessment	12
5.1	Principle of the development	12
5.2	Heritage Impacts.....	14
5.3	Flood Risk.....	19
5.4	Ecology Impacts	19
5.5	Landscape impacts	20
5.6	Highways impacts.....	21
5.7	Amenity	21
7	Conclusion.....	21
	Appendix 1: Fring Conservation Area Character Statement	22
	Appendix 2: List statement for All Saints Church, Fring	23

1 Introduction

- 1.1 This Planning Statement, incorporating Design and Access and Heritage Statements, is submitted in support of an application for change of use of historic barns to provide 6 new units of holiday accommodation.
- 1.2 The Statement should be considered in association with the following application documents:
 - Location Plan – 20.024 001P prepared by Tidswell Childs
 - Proposed Site Plan - 20.024 002P prepared by Tidswell Childs
 - Proposed Elevations 1 of 2 20.024 004P prepared by Tidswell Childs
 - Proposed Elevations 2 of 2 005P prepared by Tidswell Childs
 - Proposed Floor Plans 20.024 003P prepared by Tidswell Childs
 - Proposed West Access Road – 20.024 010P prepared by Tidswell Childs
 - Topographical and site survey prepared Rigour Surveys
 - Contaminated Land Screening Form
 - Structural Engineers Report prepared by JP Chick & Partners Ref NA/20/052
 - Flood Risk Assessment prepared by Evans Rivers and Coastal
 - Ecology Report and Surveys prepared by Phillip Parker Associates
 - Ecology Mitigation Plan prepared by Phillip Parker Associates

2 The Application Site

- 2.1 The application site comprises a historic complex of barns located at Church Farm, in the centre of the hamlet of Fring.
- 2.2 Figure 1 shows the location of the site.



Courtyard Barns subject of this application

Figure 1: Aerial Location Plan (image: Google Earth)

- 2.3 The Courtyard Barns are located at the centre of a cluster of development positioned between Docking Road and Fring Road, with the roads curving around the eastern, southern, and western boundaries of the cluster, separating it from the row of buildings to the south, along Bircham Road.
- 2.4 Broadly speaking, this cluster can be divided into four-character areas: The Walled Garden (private gardens); Dwellings and associated gardens and drives; Agricultural (a mixture of modern and historic agricultural barns and out buildings); and Church and setting (All Saints Church, a C13Grade II* Listed Building).
- 2.5 Figure 2, below, illustrates these areas.



Figure 2: Character Areas

- 2.5 The majority of this wider area is in the ownership of the applicant, with the notable exceptions of the Church (see Location Plan for details) and the private dwelling No. 35 to the north-east of the barns..
- 2.6 Fring is a small, rural settlement set in its own parish, which extends to just 7 sq. km. The settlement is formed of circa 41 households, with most set alongside either Docking or Bircham Roads.
- 2.7 Given its small size, and with the exception of the church, there are no services or facilities in Fring. However, the nearby village of Docking (2.4 miles) offers a doctors surgery, post office, convenience store and public house.
- 2.8 The application site comprises an historic range of barns, arranged around an internal grassed courtyard which is accessed either by passing through the barns or via a (walled and gated) gap between the northern and western wings.
- 2.9 The barns are thought to date from the late 19th or early 20th century, and include substantial, double height grain barns (eastern wing), single story linear barns (southern wing), a run of single story barns connecting to open cart sheds and a double height barn (western wing), and single story run of stables (northern wing).
- 2.10 As is common with historic buildings of his nature, the barn complex has been extended and adapted to suit agricultural needs over the years and, reflecting this, there are more recent, sheet metal clad, extensions to the eastern wing, and window and door openings created in the double height barn which terminates the western wing.
- 2.11 Individually, the barns are all good quality buildings, with the south, east and west wings being constructed from masonry quoins with infill panels of flint, rubble,. Chalk

block and carrstone. The north (stables) wing, is constructed from red brick, with some poor quality Fletton brick infill panels to the courtyard facing elevation. All the barns sit under pitched, pan tiled roofs. Collectively, the barns form a striking complex and create an attractive, open courtyard setting.

- 2.12 Neither the barns nor any of the other buildings in the cluster around the application site are Listed, with the exception of All Satins Church (Grade II*). The application site lies within the Fring Conservation Area (See Appendix 1 for Conservation Area Character Statement).
- 2.13 Due to their size, location within the farm and historic design, the courtyard barns are not well suited to modern agricultural needs and, whilst still occasionally used for agricultural storage and currently by the estate gamekeeper operations, they are no longer needed as part of the day-to-day agricultural operations of the farming business, which is accommodated in various modern sheds located both within the wider Fring site and further afield across the Fring Estate.
- 2.14 Accordingly, it is considered that the barns represent a good opportunity for the farming business to diversify further into tourism, to complement its agricultural operations and secure the future of these historic buildings in a sympathetic and sustainable manner.

3 The Proposed Development

- 3.1 This application proposes redevelopment of the courtyard barn complex to holiday accommodation.
- 3.2 The proposal would see:
- the northern (stables) wing converted to provide 3 holiday units (2 x 1 bed units and 1 x 2 bed unit)
 - the southern wing converted to provide 2 holiday units (2 x 3 bed units)
 - the eastern wing given over to internal amenity space, to be used by all the holiday units
 - the western wing converted to provide a single, 5-bedroom unit, including the lowering of the existing first floor within the double height, hipped roof barn at the northern end of the wing.
- 3.2 Holiday units in the north and south wings would be accessed via the existing shared farm and residential access onto Docking Road. The 5-bedroom unit in the western wing would be served by a new private drive running west from the barns and providing access onto Fring Road. This 'new' drive would, in fact, require the upgrading of an existing agricultural access off Fring Road, and use of the drive would be shared by the farm and Unit 1.
- 3.3 In terms of additions and extensions, the proposed conversion would make no changes to the footprint of the barns. All existing built form would remain, and all new development would be accommodated within the existing building envelope.
- 3.4 In the eastern wing, minimal changes are proposed, with the interior of the barns given over to interior amenity space for use by the holiday units. As such, development in this part of the barn complex is limited to repairing and restoring the historic fabric and sealing existing openings with new glazing and doors. This includes:
- the insertion of timber panel inserts and replacement steel framed windows to the north elevation of the north cart shed; and
 - replacement glazed timber doors in existing openings on the east and west elevations of the eastern wing, and
 - the infilling of existing large openings with dark coloured, aluminium framed glazing on east, west and southern elevations of the eastern wing; and
 - A single new door opening formed within the covered walk through to provide access to the northern most end.
- 3.5 Viewed from outside the courtyard, the northern wing would look largely unchanged, with only the insertion of roof lights in the north-facing roof slope indicating the proposed change of use. It is relevant to note that, views of this elevation are only available from within the site (i.e. no public vistas) and, viewed from the north, the rear elevation of the stables building is largely obscured by mature vegetation.
- 3.6 Viewed from inside the courtyard, the proposed changes to the stables are more apparent, with the existing poor quality Fletton brickwork infill panels removed and replaced with good quality red brick plinths and vertical timber cladding incorporating new openings for windows and doors to serve the holiday units.

- 3.7 The southern wing would be converted to provide 2 x 3 bedroom units, with primary means of access being via a new opening made in the centre of the wing to create a covered entrance area and route through from the courtyard to the meadows south of the barns.
- 3.8 Viewed from the south, the most noticeable change will be the introduction of windows to provide natural light to the accommodation. These windows would be evenly spaced across the elevation between the existing brick quoin divisions to give a sense of rhythm and evoke a pattern of fenestration typically seen in historic stables or livestock buildings. Care has been taken in the design and specification of these windows, and it is proposed to utilise a 'W40' profile steel window frame to closely match the existing metal frames used elsewhere in the complex (for example the existing high level glazing on the north hipped gable elevation of the north-west 2-storey element).
- 3.9 It is considered that this 'W40' design represents a successful balance between replicating historic steel window profiles, whilst providing performance characteristics required both by modern Building Regulations and also the applicant, who is conscious of the need to reduce the environmental footprint of the build wherever possible.
- 3.10 For reference, image 1, below, shows this 'W40' profile in a recent barn conversion, with the traditional Victorian single glazed 'W20' cast iron frame retained in the upper floor window, and a modern double glazed 'W40' profile used in the window below (note colours on the scheme subject of this application are to be confirmed, but are likely to be medium grey as Image 2 elsewhere on the estate).



Image 1: Example of 'W20 upper and 'W40' lower window frame



Image 2: Example of external joinery colour used across the wider estate

- 3.11 To minimise activity and disturbance to the setting of the Grade II* Listed Church, no doors are proposed on this south-facing elevation and new conservation rooflights have been reduced to the minimum necessary to provide a good level of natural light to the units.
- 3.12 Other changes to this wing include the removal of soil and reprofiling of the sloping bank to the immediate south of the barns, at the south-western corner of the complex. At present the building effectively serves as a retaining feature for this slope and removal of the soil and regrading of the bank in the immediate vicinity of the buildings will improve airflow and ease long term maintenance in this section of the barn.
- 3.13 Viewed from within the courtyard, the south wing will echo the internal elevation of the north wing, with painted timber windows and doors providing light and access to the accommodation, using the existing personnel door openings in this elevation where possible, and working with the masonry quoins and infill panel structure of the building.
- 3.14 Finally, the western wing would be given over to a single unit of accommodation. Viewed from outside (west-facing elevation of the western wing), the proposal would use existing openings to accommodate new timber window and doors in the two storey element, infill existing opening with either doors or timber panel and glazing above in the single storey element, and create 5 new openings to accommodate windows. Limited changes to existing ground levels would also pull soil back from the external wall of the building.
- 3.15 Viewed from inside the courtyard, the proposal uses existing openings, infilled with glazing and timber panelling, to provide light, and fills the existing open cart shed elevation with glazed timber framed doors and windows.
- 3.16 Internally, the existing loft floor/barn ceiling would be removed and new first floor inserted. This new floorspace would provide structural integrity to the barn and create additional accommodation space. An infilled window space at first floor level would be

reinstated, with a 'W40' profile steel framed window inserted to match the existing ground floor windows (these existing frames, which are in poor condition, would also be replaced with 'W40' profiled steel units).

- 3.17 Within the courtyard itself, changes would be limited to the provision of new gravel pathways connecting the barns and small areas of patio out the front of each unit. The existing wall which curves around the north-west corner of the courtyard would be retained and repaired as necessary.
- 3.18 Outside of the courtyard, there would be no changes to the north of the courtyard barn complex, and this area of land is included within the red line only for the purposes of access and effecting works to the north elevation of the complex during the construction phase.
- 3.19 To the south, a new gravel path would connect the central pedestrian entrance to the courtyard with a new patio area in front of the south facing gable of the east wing. Viewed from the church this path would be largely obscured by the proposed levels changes to pull soil back from the external wall of the south wing.
- 3.20 To the east, vehicular access to units 2-6 would be via the existing drive, and an area of existing track upgraded (to a gravel surface) to provide a turning and drop off area. Car parking would be in front of the long range of cart sheds situated to the east of the courtyard barn complex. This is an existing area of hardstanding with a linear frontage of 110m, affording ample space for vehicle parking and cycle storage associated with the barns.
- 3.21 To the west, the application proposes the upgrading of an existing agricultural access to provide improved access by estate traffic and a dedicated access to Unit 1. Parking for unit 1 would be provided adjacent to the barns.
- 3.22 This new track would be finished in gravel and have soft verges to grass, retaining a rural appearance whilst providing a good standard of access for estate vehicles and guests alike.
- 3.23 The units would be served by a new sewage treatment plant located in the field to the south of the courtyard barns. This would be installed underground, with minimal above ground visibility.

4 Planning Policies

4.1 Adopted Core Strategy (2011)

4.1.1 The following policies from the Core Strategy are considered relevant:

4.1.2 CS06: Rural Areas

The strategy will be supportive of farm diversification schemes and conversion of existing buildings for business purposes in accordance with Policy CS10 providing any proposal:

- *meets sustainable development objectives and helps to sustain the agricultural enterprise;*
- *is consistent in its scale with its rural location;*
- *is beneficial to local economic and social needs;*
- *does not adversely affect the building and the surrounding area or detract from residential amenity.*

4.1.3 CS10: The Economy

The Council will support the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria based approach to retaining employment land and premises.

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need.

Any development must satisfy the following criteria:

- *It should be appropriate in size and scale to the local area;*
- *It should be adjacent to the settlement;*
- *The proposed development and use*
- *will not be detrimental to the local environment or local residents.*

4.2 Site Allocations and Development Management Plan (2016)

4.2.1 The following policies from the adopted SADMP are considered most relevant:

4.2.2 Policy DM 3 – Development in the Smaller Villages and Hamlets

New development in the designated Smaller Villages and Hamlets will be limited to that suitable in rural areas, including:

- *small scale employment uses (under Policy CS10);*
- *community facilities (under Policy CS13);*
- *smaller scale tourism facilities (under Policy CS10);*
- *conversions of existing buildings (under Policy CS06);*
- *rural exceptions affordable housing; and*
- *development to meet specific identified local need, including housing to support the operation of rural businesses (under Policies CS01 and CS06);*

4.2.3 Policy DM11 – Touring and Permanent Holiday Sites

Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless:

- *The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;*
- *The proposal demonstrates a high standard of design in terms of layout, screening and*

landscaping ensuring minimal adverse impact on visual amenity and the historical and natural

environmental qualities of the surrounding landscape and surroundings; and

- *The site can be safely accessed;*
- *It is in accordance with national policies on flood risk;*
- *The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping;*

Small scale proposals for holiday accommodation will not normally be permitted within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) unless it can be demonstrated that the proposal will not negatively impact on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area. Proposals for uses adversely affecting Sites of Special Scientific Interest (SSSIs) or European Sites will be refused permission.

- 4.2.3 In addition, the following policies will also be relevant in determining this application:
- DM1 – Presumption in Favour of Sustainable Development
 - DM15 – Environment, Design & Amenity
 - DM17 – Parking Provision in New Development

4.3 National Planning Policy Framework (NPPF)

- 4.3.1 The following sections of the NPPF are considered relevant:
- NPPF 6 : Building a Strong, Competitive Economy
 - NPPF 12 : Achieving well-designed places
 - NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 - NPPF 15 : Conserving and enhancing the natural environment
 - NPPF 16 : Conserving and enhancing the historic environment

5 Assessment

5.01 This application proposes a change of use of an agricultural building to provide 6 new units of holiday accommodation. The following matters are considered to be material to the determination of this planning application:

- Principle of the development
- Heritage impacts
- Flood risk
- Ecology impacts
- Landscape impacts
- Highways impacts
- Amenity impacts

5.02 These matters are considered in turn, below.

5.1 Principle of the development

5.1.1 Policy CS06 supports the principle of farm diversification schemes and schemes for the conversion of existing buildings subject to the satisfaction of certain defined criteria. These criteria are considered below:

The proposal meets sustainable development objectives and helps to sustain the agricultural enterprise

5.1.2 The application proposes the reuse of a historic range of barns, retaining the original historic fabric wherever possible and turning what is currently considered a maintenance liability for the farming business into an economically sustainable and diversified income stream.

5.1.3 Whilst the site is in a rural location, it is an area increasingly associated with tourism and the site lies within a short distance of the North Norfolk Coast and tourist attractions such as Snettisham Park (3.3 miles), Ken Hill (5 miles), the Sandringham Estate (5 miles) and Norfolk Lavender (4 miles).

5.1.4 In this context, tourism development such as that proposed helps to form part of a network of rural tourism sites, with accommodation in one location (e.g. Fring) helping to support and sustain tourism focused business elsewhere (e.g. Snettisham Park Farm).

5.1.5 Beyond the specific tourism economy, it is well established that where there are groups of smaller settlements, development in one village can support services in a village nearby (paragraph 79 NPPF) and, in this instance, the proposal would help to support services and facilities in nearby villages such as Docking and Sedgeford, as well as providing jobs on site (cleaning, servicing and maintenance) and supporting local businesses (e.g. butchers and other food suppliers, taxi firms, florists etc).

5.1.6 Finally, with respect to meeting sustainable development objectives, the reuse of existing, good quality buildings represents is supported by local (CS06, CS109, DM3) and national (paragraph 85 NPPF) planning policy.

- 5.1.7 With regards to helping to sustain the agricultural enterprise, as stated above, at present the barns present a maintenance liability for the farming business and offer little in the way of practical return. This proposal to invest in and restore the barns would turn a liability into an asset and provide a useful additional income to the agricultural enterprise.
- 5.1.8 Having regards to the above, it is considered that this criterion is satisfied.

The proposal is consistent in its scale with its rural location;

- 5.1.9 The proposal is for 6 units of accommodation, housed entirely within the footprint of the existing range of barns. Development at this scale is considered appropriate to the area and, in terms of visitor numbers, is substantially smaller than several other nearby tourism accommodation sites (for example the campsites at Bircham Windmill, Range Farm and Dreamy Hollow).
- 5.1.10 Accordingly, it is considered that the proposal accords with this criterion.

The proposal is beneficial to local economic and social needs

- 5.1.11 The positive local economic impact is considered above at paras 6.1 – 6.17. In summary, the creation of new tourism accommodation would help to support the existing network of small-scale tourism sites located in the vicinity of the farm, as well as providing a market for tourism businesses located on the coast and within the North Norfolk AONB.
- 5.1.12 With regards social benefit, the principle public benefit beyond economics is securing the future of a range of high quality, historic rural buildings. These buildings, whilst not Listed, are a good example of traditional rural vernacular buildings and, as such, there is merit in simply securing their future in a sensitive manner such as that proposed.
- 5.1.13 Finally, as discussed within the submitted Ecology Report, the proposal would deliver protected species enhancements (not just mitigation).
- 5.1.14 Consequently, the proposal satisfies this criterion.

The proposal does not adversely affect the building and the surrounding area or detract from residential amenity.

- 5.1.15 The issues of landscape and heritage impacts are considered in more detail below. In summary, this is a sensitively designed scheme which would secure the future of a historic barn complex. As such it is considered to preserve the existing building and have no adverse impact on the character of the surrounding landscape.
- 5.1.16 With reference to amenity impacts, the barns subject of this application are, by their very nature, self-contained and inward looking. Consequently, there is limited potential for overlooking or disturbance to neighbouring residential occupiers. Nonetheless, the scheme takes care not to introduce new glazing in the north-facing elevation of the north wing (which faces a neighbouring dwelling, albeit at a distance, through a screen of mature vegetation and it is relevant to note that this is a dwelling in the ownership of the applicant).

- 5.1.17 Having regards to the above, it is considered that the principle of the development is established, with the proposal satisfying the relevant criteria of policy CS06 and according with the specific provisions of paras 83 and 84 NPPF.
- 5.1.18 Whilst the principle of the development is established under Policy CS06, it is relevant also to note the provisions of policy DM11, which is concerned with the location of new tourism sites.
- 5.1.19 This policy requires proposals for new tourism development to satisfy a number of defined criteria relating to economic viability, landscape, heritage, ecology and flood risk impacts. These matters are all considered within the assessment against policy CS06 above, and in further detail against specific Local Plan policies relevant to the proposal, below (e.g. DM15 relating to design, DM 21 relating to flood risk, DM17 parking provision etc).
- 5.1.20 Consequently, as demonstrated in the following assessment against these subject specific policies, it is considered that the proposal also satisfies the requirements of policy DM11 in respect of establishing the principle of the development.

5.2 Heritage Impacts

- 5.2.1 Neither the barns subject of this application, nor any of the farm buildings or dwellings on the land adjacent the application site are Listed.
- 5.2.2 The notable exception is the Grade II* Listed All Saints Church, which lies approximately 50m west of the barn complex.
- 5.2.3 A copy of the List entry for the church is included at Appendix 2, and this confirms the church largely dates from the 14th century.
- 5.2.4 The church occupies an elevated position, with the land to the immediate east of the building sloping down to meet the level of the courtyard barns and adjacent farmyard.
- 5.2.5 Image 2, below, shows the relationship between the Listed church and the courtyard barns subject of this application.



Image 2: relationship between Church and Courtyard barns

5.2.6 Guidance for considering the impact of a proposed development on the significance of a designated heritage asset is set out within the NPPF.

5.2.6 Specifically, the NPPF requires that:

- *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) (para 199)*
- *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 200)*
- *Substantial harm to or loss of (inter alia) grade II* Listed Buildings should be wholly exceptional (para 200)*
- *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202)*

5.2.7 In this instance, All Saints Church is a Grade II* Listed Building and whilst its associated grounds (graveyard) are drawn reasonably tightly to the building's footprint, and no works are proposed within 50m of the church itself, the elevated position and open views from the church and grounds to the east clearly mean that development at this site has potential to impact the setting of this designated heritage asset.

5.2.8 In considering the heritage impacts associated with the proposal, the first matter to determine is whether the proposed development would cause harm to the setting of the church – if it is considered to cause harm then this will require:

- i. clear and convincing justification (para 200 NPPF); and

- ii. Assessment as to the degree of harm, applying the tests relevant to substantial and less than substantial harm as appropriate (para 200 and 202 NPPF)

5.2.9 Turning first to the potential ways in which the development could cause harm to the setting of the church, the enclosed nature of the courtyard barns and the fact that no works beyond the existing building envelope are proposed means that there is limited potential for the proposal as a whole to impact on this setting.

5.2.10 In addition, whilst the barns are currently underutilised, they remain in low level agricultural use and sit within a wider site that accommodates a modern farming operation (with associated modern sheds, parking and storage requirements) and several dwellings. In this context, the development will not introduce new activity into a setting which is currently entirely undeveloped and tranquil. Rather, the limited number of vehicle movements and activity associated with the proposed holiday use will be experienced in the context of the wider site and, it is considered that in this context, this impact will not be significant.

5.2.11 Further, whilst it is recognised that introducing a residential use to a historically commercial barn complex can result in small-scale, ancillary impacts which, considered cumulatively, could have an adverse impact on the setting of either the buildings themselves or nearby heritage assets (for example, the introduction of washing lines, parking areas, fencing to demarcate individual units etc), in this instance a commercial (tourism) use is proposed. This commercial tourism use has fewer such ancillary impacts, and it is also relevant to note again that much of the conversion works (introduction of new windows and doors etc) will be visible only from inside the courtyard. Where this is not possible, the need is addressed using existing areas of activity (e.g., parking within the existing farm yard where vehicles are already parked and traffic already passes through, and storing commercial waste and recycling bins out of site in the neighbouring cart sheds).

5.2.12 Having regards to the above, it is not considered that the proposed change of use would inherently cause any harm to the setting of the Listed church.

5.2.13 There are, however, discrete elements of the proposed works which could impact the setting of the church. These are:

- a. The introduction of window openings to the south-facing elevation of the southern wing and west-facing elevation of the western wing of the barns; and
- b. The proposed adjustment to ground levels and introduction of a gravel path to the immediate south of the southern wing of the barns; and
- c. The upgrading of the existing agricultural track which runs to the north of the church grounds.

5.2.14 Considering first the proposed upgraded drive. This follows an existing agricultural route which joins the highway (Fring Road) north of the church. The new driveway would see the track upgraded to gravel (running to soft grass verges either side – no kerbing) and has been sited to avoid the root protection areas of the trees which mark the northern boundary of the church site.

- 5.2.15 Given that this is already a route used by farm traffic, considering the small scale and sensitive (rural/agricultural specification) design of the proposed track, and mindful of the mature trees and hedging which screen the track from the church, it is not considered that this element of the proposal would result in any harm to the setting of the church. In fact, diverting farm traffic along other existing routes and reserving the new drive for estate vehicles and guests of Unit 1 will have a positive impact on the Church, with this positive impact being particularly noticeable during busy periods such as harvest.
- 5.2.16 Turning to the proposal to adjust existing ground levels immediately adjacent the barn (where the south-western corner of the barn effectively acts as a retaining wall for the slope leading up to the church), the works are limited in scope and would not require the introduction of any retaining feature. Viewed from the church (a distance of approximately 50m), these proposed ground works would hardly be noticeable. The proposed introduction of a gravel path and small patio area to the immediate south of the barns could be visible from the church, however the proposed alterations to levels would actually screen the western end of the path when viewed from the church. In any case, the proposed path is a simple, gravel pedestrian route (similar in appearance to those which run around the church and grounds) and does not provide the primary means of access to the holiday units in the southern wing. The scheme is designed to focus activity and access into the courtyard and not spill over to the south paddock area. As such, its presence and use are considered to cause no harm to the setting of the church.
- 5.2.17 The final element to consider is the introduction of windows to the south facing elevation of the southern wing. This is the elevation most visible from the church grounds and the gently rising grass meadow and carrstone panels of the barn do contribute to the historic, rural character of the area and the setting of the Listed church.
- 5.2.18 The introduction of new glazed openings in this elevation will introduce change to the setting of the church. Significant efforts have been made to ensure this change is not negative: the openings have been located so as to fit within the masonry quoin and infill panel structure of the barn; have been scaled and proportioned to match the two openings already found in this elevation; and the pattern and design of the windows (with a W40 painted steel frame proposed) has been specified to replicate original windows found elsewhere in the complex, and commonly used in historic buildings such as this which were used to house livestock.
- 5.2.19 Viewed at a distance of circa 50m (i.e., from within the church), and seen in the context of the modern farm buildings, farmyard and shared access drive (all features which appear when considering the courtyard barns from the elevated aspect of the church grounds) it is not considered that the introduction of these new windows would cause harm to the setting of the Listed Building.
- 5.2.20 In conclusion, it is not considered that the proposed development – either through operational development or change of use – would cause harm to the setting of the Grade II* Listed All Saints Church. It is recognised that certain alterations to the fabric of the building – specifically the introduction of new windows to the south facing elevation of the southern wing – would introduce change to the setting of the church, however careful design and consideration of the courtyard barns in the wider vista in which it would be seen from the church (a vista which incorporates a number of modern

agricultural buildings) supports the conclusion that this would be 'change' as distinct from 'harm' to the setting.

- 5.2.21 Having considered the potential for harm to the nearby Listed church, the impact of the proposed works on the barns themselves must be considered.
- 5.2.22 The barns are not designated heritage assets but, given the quality of the buildings and their position within a historic landscape and farm setting, could be considered non-designated heritage assets. It is also relevant to note they lie within the Fring Conservation Area.
- 5.2.23 Considering first the potential for impact on the Conservation Area (CA), the CA is a heritage designation and, as such, the tests at paragraphs 200 and 202 NPPF apply. An assessment must be made to determine whether the proposal causes harm to the character of the Conservation Area and, if so, then this harm must be quantified and identified as either 'substantial' or 'less than substantial'.
- 5.2.24 As with almost all the buildings in the hamlet, the barns are identified in the CA Character Appraisal as being 'important *unlisted buildings*'. When considering the character of the CA, the appraisal concludes '*The overriding impression of Fring is one of a quiet, peaceful, and well-kept village which still retains its working character.*
- 5.2.25 With specific reference to Church Farm, the appraisal recognises the limited visibility from public viewpoints and notes the '*strong sense of private space*', however it also emphasises that the roofscape of the farm buildings (including the courtyard barns) is a 'very strong feature in the Conservation Area'.
- 5.2.26 The proposed development respects this character, and seeks to retain and maintain the barns which contribute to the quality of the CA. All roofs will be retained and repaired, with minimal insertions of roof lights proposed. In addition, the proposal seeks to focus activity relating to the barns within the complex and enclosed courtyard,. To this end, generous internal amenity space is provided and the grass courtyard left largely untouched; this gives space for activity within the well-screened courtyard and reduces the need to 'spill over' onto the open meadow to the south of the barn or conflict with the working farm yard, which would be retained and continue to operate.
- 5.2.27 Ultimately, the development proposed in this application seeks to deliver the Conservation Objectives set out in the appraisal by securing the future of this important barn complex in a sensitive and sympathetic manner. Neither the proposed change of use nor the operational development associated with that use (conversion works) would cause harm to the character of the Conservation Area, which would remain as a historic, well kept and working village.
- 5.2.28 Turning to the potential impact on the barns as non-designated heritage assets, paragraph 203 NPPF states:
The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 5.2.29 In this instance, the historic barns have intrinsic heritage value, as well as a wider heritage value as part of a historic cluster of buildings within the Conservation Area of Fring.
- 5.2.30 As such, it could be considered that all removal or alteration of original building fabric represents 'harm' to the barns. The proposed development recognises this and seeks to minimise such loss and alteration wherever possible. Where this is not achievable, changes are made in as sympathetic manner as possible – for example the proportions and detailed design of the new fenestration in the south wing.
- 5.2.31 In any case, the balanced judgement required by paragraph 203 also requires recognition of the benefits delivered by the proposal. These include wider sustainability benefits (particularly in respect of supporting the local tourism economy) but also the specific – and significant – heritage benefit of taking an underused building which is beginning to show signs of decline (see comment re water ingress etc within the Structural Engineers report) and restoring it in a sympathetic manner. This process not only ensures the immediate future of the large majority of the historic fabric, but also secures the long-term future of the building by providing both a reason for, and an income stream to, maintain the building going forward.
- 5.2.32 Consequently, the proposed development is considered to satisfy the requirements of Local Plan policy DM15, and the provisions of section 16 NPPF.

5.3 Flood Risk

- 5.3.1 The application is accompanied by a detailed Flood Risk Assessment (FRA). The assessment concludes that the barns span Flood Zones 1, 2 and 3.
- 5.3.2 Having obtained flood level data from the Environment Agency, the FRA concludes that all ground floor levels of the barn are set above the modelled flood level (including an allowance for climate change) and, as such, the hazard of flood risk to occupants would be *very low*. Consequently, the proposed conversion to residential (holiday accommodation) use accords with the provisions of the NPPF and online Planning Practice Guidance.
- 5.3.3 Paragraph 168 NPPF confirms that applications for change of use should not be subject to the Sequential or Exceptions tests.
- 5.3.4 Nonetheless, as a site which lies in an area identified as being at risk of flooding, the FRA includes a recommendation to register with the Environment Agency's Flood Warnings Direct service and prepare a Business Flood Plan. The applicant is happy to do these, and it is suggested that a suitable Business Flood Plan could be secured by condition, should this be considered appropriate.

5.4 Ecology Impacts

- 5.4.1 The application is accompanied by a detailed ecological surveys and associated report, informed by the appropriate species-specific surveys as required.
- 5.4.2 The survey confirms the proposal would result in the loss of:
- several confirmed bat roosting areas and other potential bat roosting areas;
 - bird nesting habitat
 - barn owl roosting areas and potential breeding sites

- potential reptile habitat

5.4.3 In response, the report identifies necessary mitigation measures including:

- restricting when certain works can occur (e.g. roof strip and relaying only in the period mid-September to October or April).
- Requiring the presence of a licensed bat worker to supervise key works (eg roof strip) and provide toolbox talk to contractor prior to start
- Installation of new bat roosting boxes (18no).
- Installation of bat tiles to give bats access
- Provision of a barn owl box on trees to the west of the barns (1no)
- Provision of bird boxes (9no)
- Management of the site in such a way so as to reduce potential conflict with reptiles

5.4.4 In addition, the report suggests protected species enhancements, to deliver biodiversity gain for the project. Accordingly, the following enhancement measures are proposed as part of this application:

- Provision of a dedicated bat loft within the north end of the eastern wing of the barns – this is a closed, insulated section of the roof space accessible via two raised ridge tiles. The space will provide an optimised roosting habitat for bats.
- Installation of sparrow terraces and swift boxes across the complex

5.4.5 Having regards to the above, it is considered the proposal would satisfy the provisions of DM15.

5.5 Landscape impacts

5.5.1 The proposal would see the change of use of an existing complex of barns and would introduce no new built form into the landscape. In addition, the courtyard nature of the barns and nature of the proposed use (holiday units) mean that external changes viewed from outside the site will be minimal, and there is limited potential for the type of domestic 'overspill' (the need for sheds, washing lines, demarcation of gardens and driveways etc) which often gives rise to concerns regarding landscape impacts associated with proposed barn conversions.

5.5.2 It is relevant also to note that the position of the barn complex within a working farmyard presents opportunities to further minimise landscape impacts. So, for example, commercial waste and recycling bins will be stored out of sight within a neighbouring cart lodge, parking is provided on an existing area of hardstanding which has historically been used for the parking of farm vehicles, and the generous internal amenity space and availability of adjacent cart lodges (which are also in the ownership of the applicant) means there is ample provision for secure cycle stores, wood stores etc without the need for a proliferation of new, small sheds or structures.

5.5.3 It is recognised that the proposed upgraded access to unit 1 and for farm use would introduce change in the landscape. However, care has been taken to ensure the track would not damage any trees (being located outside the estimated RPA of all trees) and the simple specification (gravel to soft grass verges) and limited scale (4m wide) mean it would present as a typical feature in the rural landscape, rather than an incongruity.

5.5.4 Consequently, it is considered that the proposal would have no unacceptable landscape impacts and, as such, accords with the provisions of Local Plan policies CS06, CS10 and DM15

5.6 Highways impacts

5.6.1 Access to the site is via Docking Road and Fring Road. Both proposed accesses to the converted barns are existing points of access to the highway and, in this context, the proposal represents a modest intensification in use of an existing access.

5.6.2 Visibility from both access points is good, and adequate parking to serve the development is provided within the site and both accesses enable vehicles to enter and leave the site in a forward gear.

5.6.3 Given the modest scale of the proposal and mindful of the existing traffic generated by the site and the test at paragraph 111 NPPF, it is not considered that the proposal would result in any unacceptable impact on highway safety, or that the residual cumulative impacts on the road network would be severe.

5.7 Amenity

5.7.1 The application site is bordered to the north by a dwelling, with other houses to the north and north-east.

5.7.2 The nearest of these properties is circa 40m north of the application barns, with the buildings separated by a private drive and formal lawns.

5.7.3 No fenestration exists or is proposed on this north facing elevation of the north wing and, as such, there are not considered to be any issues regarding overlooking.

5.7.4 Consequently, the proposal is considered to satisfy the requirements of policy DM15 in respect of amenity impacts.

6 Conclusion

6.1 This application proposes the conversion of a historic complex of barns to provide 6 units of holiday accommodation. The development would secure the future of a historic barn complex, and it has been demonstrated that the proposal is represents sustainable development, delivering economic and social benefits, whilst causing no unacceptable environmental impacts.

6.3 Accordingly, the application is considered to satisfy the provisions of Local Plan policies CS06, CS10, DM1, DM15 and DM17 and guidance within the National Planning Policy Framework. As such, the Local Planning Authority are invited to approve the application without delay.

Appendix 1: Fring Conservation Area Character Statement



Fring

Conservation Area

Character Statement



FRING or FRENGE, is a parish with a small village seated in a deep valley, with woody acclivities, between Snettisham and Docking, 14 miles N.E by N. of Lynn.....the hall, a neat cemented mansion, upon a commanding eminence, with extensive gardens and pleasure grounds, is unoccupied.

William White 1845

Introduction	2
Origins and Historical Development	2
Setting and Location	4
Character	5
Archaeological Interest	7
Listed Buildings	7
Important Unlisted Buildings	7
Traditional Materials	8
Detractors	8
Conservation Objectives	9

Introduction

A Conservation Area - “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 is part of our quality of life, helping to foster economic prosperity and providing an attractive environment in which to live or work. The Borough Council is committed to the protection and enhancement of West Norfolk's historic built environment and significant parts of it are designated as conservation areas.

Conservation areas were introduced by the 1967 Civic Amenities Act. Local Authorities were required to identify areas of special architectural or historic interest, whose character or appearance it is desirable to preserve or enhance, and to designate them as conservation areas. This duty is now part of the 1990 Planning (Listed Buildings & 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 buildings, materials, spaces, trees and other landscape features, together with views into and out of the area.

The Fring Conservation Area was designated in 1988. This document highlights the special qualities that underpin the character of the conservation area, justifying its designation. It also seeks to increase awareness of those qualities so that where changes to the environment occur, they do so in a sympathetic way without harm to the

essential character of the area. This type of assessment has been encouraged by Government Advice (PPG15) and has been adopted as supplementary planning guidance.

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

Origins and Historical Development

Fring or Frenge is a small village in a deep valley. The meaning of the name is “settlement of the family or followers of Frea”, an old English name. Although the Roman Road Peddars Way runs close to the west of the village, the early settlers preferred the advantages of the valley which provided shelter and a water supply from the surrounding area of high chalk upland and “Frainges” is shown on the Domesday Map of 1086. Benedictine Monks of Norwich Priory also established a cell here, circa 1000, the site of which can be identified in a field north west of the church.

The Church of All Saints was largely constructed between 1300 and 1330; Norwich Cathedral records show a donation towards the building cost in 1327. Inside the Church are monuments and mentions of notable local families - a coffin lid to Henry, Son of Jeffrey de Frenge buried 1370; the stained glass window dated 1984 to commemorate 100 years of farming by the Coe family at Church Farm and White House Farm; and the pulpit donated by the family of 2nd Lieut. Richard Dugate who was killed in France in 1917 and whose family lived at the Hall.

Faden's map of 1797 indicates that the original core of the village was around the Church and Church Farm. It then extended as groups of cottages and farm buildings were built along the Docking and Bircham Roads.



Although Fring has never been a big village, it grew considerably in the C1900 and in 1807 Fring Hall, described as “ a neat cemented mansion, upon a commanding eminence, with extensive gardens and pleasure grounds “, was burnt down in 1935 and rebuilt in 1936. The Lord of the Manor was Richard Dugate who owned most of the surrounding land at that time but, none the less, chose to live mainly in France. Large numbers of trees were planted to create a formal setting and provide privacy for the Hall and the local network of lanes was changed to increase privacy still further. In particular a new route to Sedgeford running further to the west of Church Farm is shown on Bryant's 1826 map and the 1838 Tithe Map.

The White House on Bircham Road was also constructed in the early 19th Century, again positioned on a slope overlooking the village but without the grand setting created around the Hall. The realignment of roads is likely

to have brought about improvements to the drainage pattern at this time and possibly the creation of the bridge and pond area.

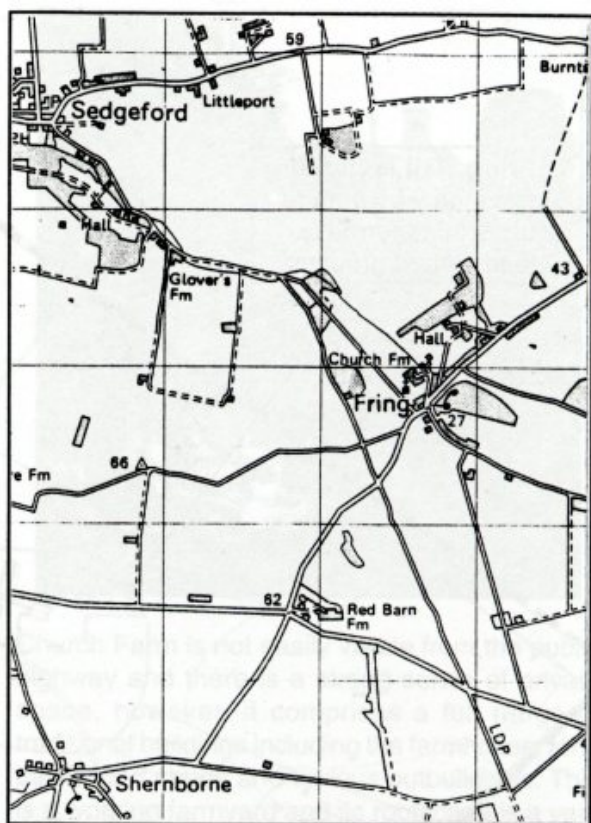
The school was established in 1875 and during the latter part of the 19th Century, seven pairs of estate cottages were built on Docking Road giving the village its current shape. The original hall was destroyed by a devastating fire in 1935 but in 1936 it was replaced by a “modern mansion” which still stands.

There has been very limited 20th Century infilling, but barn conversions on Bircham Road have provided more residential units. The school closed many years ago and is now also in residential use.



Setting and Location

Fring is a small rural village 3.2 kilometres (2 miles) from Shernborne and 4.0 kilometres (2.5 miles) from Docking and Bircham. It is nestled into the Heacham River valley as it wends its course through the folds of the rolling countryside of the chalk upland. The village is set around the crossroads of local routes between Docking - Dersingham/Snettisham and Bircham-Sedgeford.



The character of the setting of the village varies according to the direction of approach. When approached from Sedgeford, the first impression is the Church sited prominently on the hill with the Church Farm complex in the valley to the east. From Bircham, the approach road gently curves along the valley bottom with buildings to the right and views of open countryside to the left. From Docking, the village is approached through an informal avenue of trees. While from Shernborne, the village suddenly appears in the valley bottom, being viewed across rolling fields as a roofscape with a pronounced backdrop of mature trees.



Character

The overriding impression of Fring is one of a quiet, peaceful, and well-kept village which still retains its working character. The presence of water, whether flowing in the bubbling Heacham River, or in ponds, is never far away – except when dry local climates prevail. The roads sometimes flood in the winter, especially around White House and the pond at the village crossroads.

Fring Hall is hidden from view by mature, formally landscaped grounds which dominate the setting of the village. Other principal buildings of the area include All Saints Church, Church Farm and the White House. Attractive groupings of cottages, set along the approach roads, mingle with farm buildings. There are a large number of barns in the conservation area mainly in the complexes relating to the White House (now converted to residential use) and Church Farm. There are no village facilities but a Cornish granite war memorial, a stone plaque in the wall of the old school, a listed telephone box and a post box in brickwork on Docking Road are locally distinctive features. Farming activity is still very noticeable, emphasised at certain times of the year by tractors clearly visible on the fields above the village but otherwise it has a quiet, rural air with little traffic - the gentle sound of the wind rustling through the trees adding to the sense of tranquillity.

The area around the Church and Church Farm has a traditional and varied character. All Saints Church stands prominently on the rising ground on the western valley side.



It is well-kept and has a churchyard screened from the road by trees with open views down to Church Farm. To the south of the Church is a neat Edwardian style villa, built of carstone under a Welsh slate roof. The property was converted from a pair of cottages built in the corner of the vicarage garden, and it is seen as a strong feature when approaching the village from Shernborne.

Church Farm is not easily visible from the public highway and there is a strong sense of private space, however, it comprises a full range of traditional buildings including the farmhouse, long barns, cart sheds and

various outbuildings. This is a working farmyard and its roofscape is a very strong character feature in the conservation area.

A road and the course of the Heacham River with ponds and low arched brick bridges link the individual farmyard spaces. The importance of Church Farm House is emphasised by its scale, form and massing as a large detached property, contrasting with the other farm buildings due to the use of slates for the roof, the attractive metalwork porch/veranda and the carstone walls with yellow brick quoins. The modern barn is prominent being set close to the road although this is partly screened by a large, mature tree. Traditional farm cottages set in very attractive gardens form part of the complex of buildings. The open character of the paddock lying between the Church and Farm strengthens this traditional rural scene.



The area around the village crossroads contains the long pond, the bridge and listed telephone box. The eastern backdrop of trees forms part of the extensive Roundabout Plantation creating considerable enclosure. This contrasts with the more open aspect to the west, where the large open fields seem to sweep right into the village emphasising Fring's rural qualities. The small pond to the

south of the War Memorial adds to this, however, the bollards, which stop parking on the verges are a little intrusive.



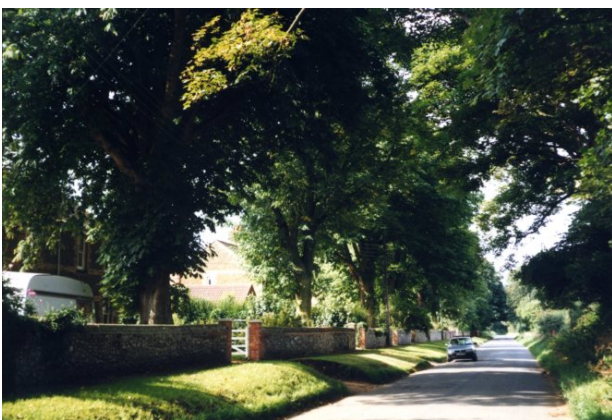
Bircham Road has a more open aspect, curving along the valley bottom with the upper course of the Heacham River running along the south side. The White House, an elegant neo-classical farm house has an imposing setting on high ground. An attractive small pond in front of this property, together with the surrounding fields which slope down to the road, add to the area's rural character. The 'Old School' house, with its decorative boundary wall, makes an important contribution and further eastwards, an extensive linear arrangement of agricultural buildings has been sensitively converted to residential units.

Along Docking Road, Fring Hall itself is not visible from within the village. The Park has extensive tree plantations designed to screen the Hall from village buildings and, now that these have reached maturity, they dominate the character of the village along Docking Road and from more distant views from the north and east. The gateways to the drives leading to the hall are features along Docking Road.

A row of seven pairs of neat carstone and pantiled estate cottages on the south side of the road are set back on rising ground. Many of the cottages are now in private ownership and have been altered and extended.



On the north side of Docking Road is a courtyard arrangement of chalk/flint cottages. Although the estate cottages are very attractive in their own right, it is the continuity in use of materials, mature trees, which arch over the road forming a tunnel effect in summer, and chalk and flint boundary walls which are strong characteristics of the this part of the conservation area.



Archaeological Interest

There are no Scheduled Ancient Monuments in Fring Conservation Area. However some archaeological finds have been made and recorded in the Norfolk Sites and Monuments Record.

Listed Buildings

There are 3 listed buildings in the conservation area. The Statutory List was revised in 1984.

Listed Grade II*

- **Church of All Saints**, Sedgeford Road. Largely C14, flint with stone dressings, 3 stage west tower.

Listed Grade II

- **The White House**, Bircham Road. Early C19 Neo-Classical style. Imposing facade, entrance door has Greek Doric columns.
- **K6 Telephone Kiosk**, Designed in 1935 by Sir Giles Gilbert Scott. Added to list in 1994.

Important Unlisted Buildings

Fring owes a great deal of its built character to unlisted historic buildings; there is no significant post war development. The important unlisted buildings have been identified because of their prominent position, use of traditional materials, their substantially intact character, and because they often relate to other historic buildings close by.

Traditional Materials

A significant element of the character of Fring Conservation Area is the use of local traditional walling and roofing materials in the construction of its historic buildings which provides a strong element of continuity.



These materials include:

- Chalk clunch: dressed blockwork and rough blockwork
- Flint: field pebbles
- Orange and red brick, often used for dressing stone panels
- Carstone: random rubble, coursed rubble, blockwork, with some galletting
- Clay pantiles, including the use of black glazed tiles



Detractors

The special quality of conservation areas can easily be eroded by seemingly minor alterations such as unsuitable replacement windows and doors, inappropriate materials or unsympathetic paintwork, removal of walls, railings, trees and hedges.

Within the Fring Conservation Area, there are few features which detract significantly from its intrinsic character.

Minor detractors of note are:

- The utilitarian building behind the pond
- An abundance of bollards on the Bircham road
- The unfortunate replacement of traditional windows with UPVC ones
- Rooflights disrupting the roofscape of barns converted for residential use



Conservation Objectives

The overall conservation objective is to protect and reinforce the established special character of Conservation Areas and their setting.

This will be achieved by:

- Encouraging the retention and maintenance of buildings which contribute to the overall character of each conservation area
- Ensuring that new development is sympathetic to the special qualities and character of each conservation area
- Protecting the setting of the conservation area from development which adversely affects views into or out of the area
- The retention, maintenance and locally appropriate new planting of trees
- Maintaining and enhancing local features and details which contribute towards an area's local distinctiveness
- Working with the community to prepare schemes of enhancement
- Encouraging the removal of detractors to the special character of each conservation area

Contacts and advice

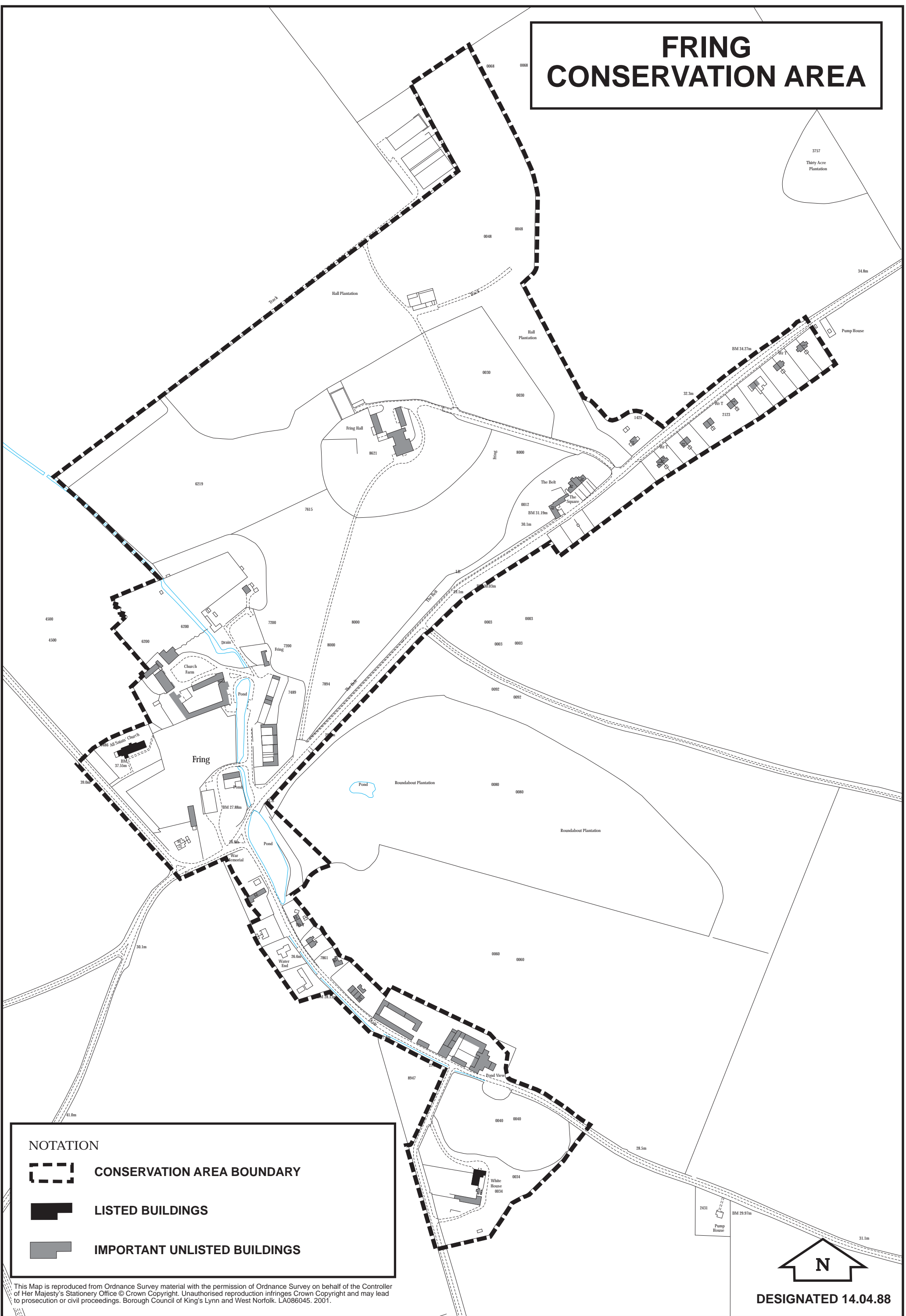
Within conservation areas, a number of special controls apply and it is advisable that anyone proposing to carry out new development, alteration, extensions, installations or demolition should seek advice from Development Services at an early stage. Special controls also apply to the trees and some may be subject to Tree Preservation Orders. Anyone wishing to carry out work to trees within a Conservation Area should therefore seek advice from Development Services.

Borough Council of
**King's Lynn &
West Norfolk**



**King's Court
Chapel Street
King's Lynn
Norfolk PE30 1EX
Tel: (01553) 692722
Fax: (01553) 691663
DX 57825 KING'S LYNN**

FRING CONSERVATION AREA



NOTATION

- CONSERVATION AREA BOUNDARY**
- LISTED BUILDINGS**
- IMPORTANT UNLISTED BUILDINGS**

This Map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Borough Council of King's Lynn and West Norfolk. LA086045. 2001.



DESIGNATED 14.04.88

Appendix 2: List statement for All Saints Church, Fring

CHURCH OF ALL SAINTS

[1 contribution](#)

Overview

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1304672

Date first listed:

05-Jun-1953

Statutory Address:

CHURCH OF ALL SAINTS, SEDGEFORD ROAD



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2021. All rights reserved.

Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1304672.pdf\(opens in a new window\)](#)

This copy shows the entry on 24-Nov-2021 at 16:02:28.

Location

Statutory Address:

CHURCH OF ALL SAINTS, SEDGEFORD ROAD

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

County:

Norfolk

District:

King's Lynn and West Norfolk (District Authority)

Parish:

Fring

National Grid Reference:

TF 73541 34868

Details

TF 73 SW FRING SEDGEFORD ROAD (east)

5/10 Church of All Saints. 5.6.53.

- II*

Parish church. Largely C14 Decorated. Flint with stone dressings, slated roofs. West tower, nave and south porch, chancel. 3 stage west tower with set-off buttresses to west face only. Lozenge-shaped west window with four petal flower tracery; blocked low sided window on south, lancet above. Bell-stage with 4 "Y" tracery windows, partly brick parapet. 2 bay nave with 2 "Y" tracery windows with sub-cusping. On south and north 2 bay chancel with cusped "Y" tracery windows on south side only. South porch with north and south windows, south and north doors with sunk quadrant mouldings, north door blocked. Priest's door and blocked arched niche on chancel south side. Chancel east window partly blocked and reduced in size with inserted mid-C19 2-light window; chancel north window blocked. Low pitched C19 roofs, earlier taller pitch roof-line visible on east face of tower. Interior: tall Decorated tower arch, double chamfered towards the nave. Fireplace in tower with re-used Norman pillar piscina with scallop capital (not seen). Nave north side c.1330 St. Christopher wall-painting. Blocked round arched opening between 2 south side windows, blocked door below north side window by chancel arch. Double chamfered Decorated chancel arch with on south a niche with sub-cusped ogee head. Behind arch within chancel a blocked arched squint formerly open to south. South east window with remains of window embrasure sedilia. Good Decorated ogee-headed sub-cusped piscina with surviving credence shelf and scalloped-out soak-away. C19 altar rails incorporate perhaps C15 wooden tracery. C13 octagonal Purbeck-type stone font with 2 shallow blank pointed arches to each face, rounded bowl, octagonal base, shaft with C20 repairs in cement. Simple mid-late C19 tie-beam nave roof, boarded chancel. H. Munro Cautley Norfolk Churches, (Ipswich 1949), p. 199.

Listing NGR: TF7354134868

Legacy

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

Legacy System number:

221394

Legacy System:

LBS

Sources

Books and journals

Munro Cautley, H, Norfolk Churches, (1949), 199

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing