

# Heritage Statement

Holkham View  
115 Burnham Road  
North Creake  
Norfolk  
NR21 9LB

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Wimbotsham  
King's Lynn  
Norfolk PE34 3QB

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24<sup>th</sup> February 2022

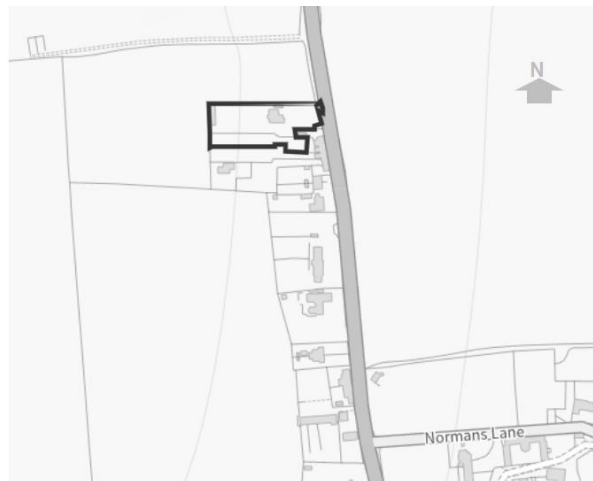
*Contents*

|   |    |
|---|----|
| 1.0 Introduction & Revised Proposal             | 3  |
| 2.0 The Character of the Conservation Area      | 6  |
| 3.0 Proposed Works & Heritage Impact Assessment | 7  |
| 4.0 Conclusion                                  | 10 |
| Bibliography                                    | 10 |

(Photographs taken by the author on the 25<sup>th</sup> November 2021 unless otherwise stated).

## 1.0 Introduction & Revised Proposal

- 1.1 This Heritage Statement has been written to support an application for planning permission for a replacement dwelling and detached garage at 115 Burnham Road, North Creake. The National Planning Policy Framework 2021 (NPPF) requires an applicant to describe the significance of any heritage assets affected by the proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).
- 1.2 This Statement provides an appraisal of the heritage assets affected and assesses significance in accordance with the policies contained in the NPPF and the guidance contained in Historic England's Advice Note 12 *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. The impact of the proposed works on the significance of the heritage asset is then described and considered.
- 1.3 Holkham View is a bungalow on the north edge of North Creake, on the west side of Burnham Road. It forms the northern end of a line of buildings on the west side of the road with open views of the Burn Valley on the eastern side. The site is located within the North Creake Conservation Area.

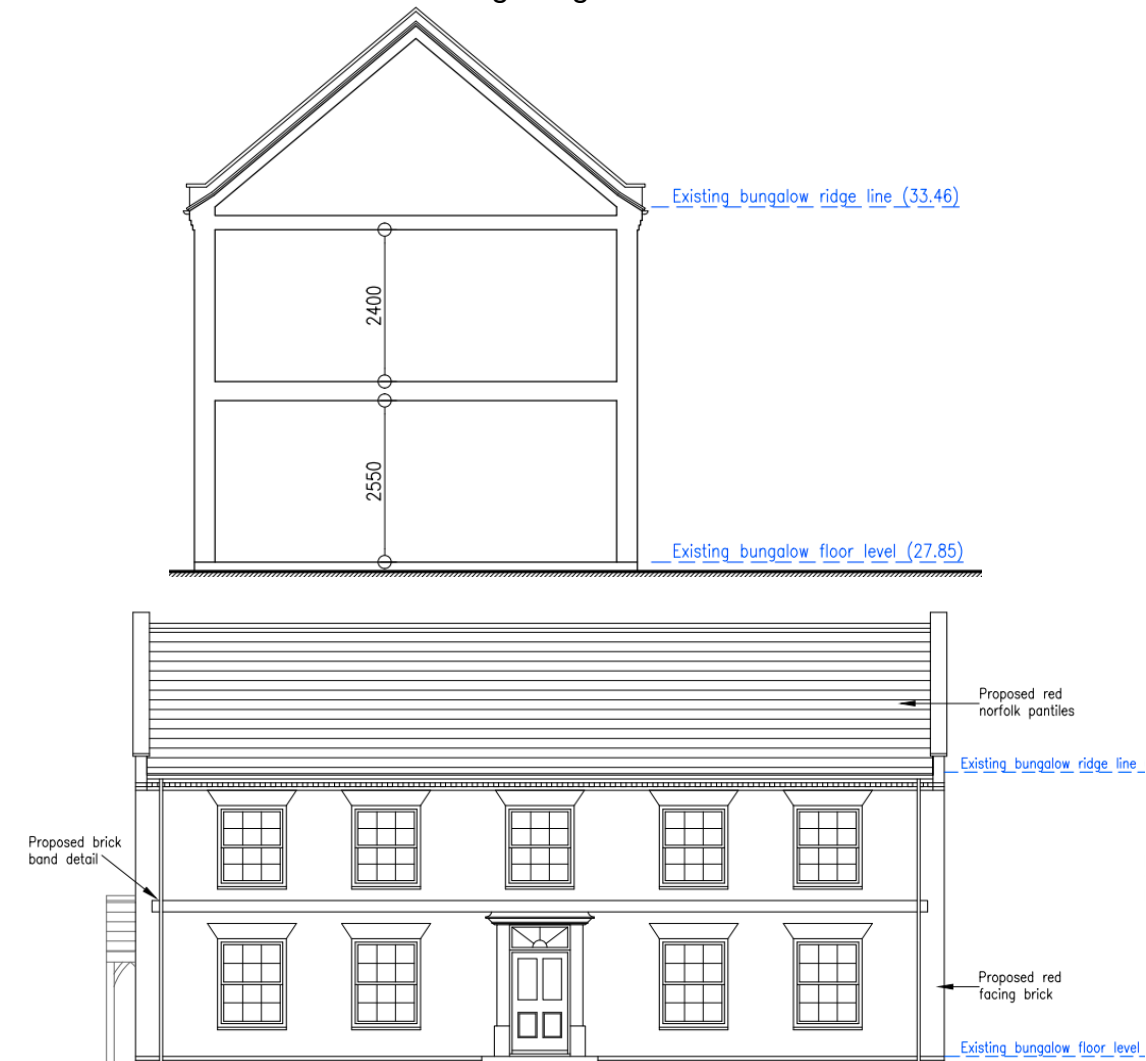


## Recent Planning History

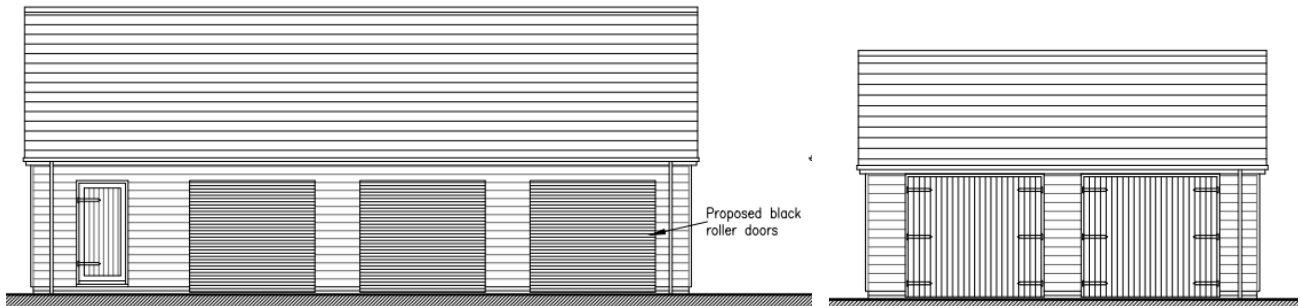
- 1.4 On the 4<sup>th</sup> November 2021 an application for a proposed replacement dwelling and associated detached garage and garden room building was withdrawn, following objections (21/01719/F). In particular it was considered that the proposal for a large house, a three car garage /store, and a large garden room/gym containing a kitchen and shower room was too large and that the footprint and height of the building had vastly increased from the existing bungalow. It was considered that the proposal, through its scale, mass, design and position, would dominate views into the conservation area and of the surrounding properties to their detriment, and that the harm was exacerbated by its position on higher land within the site. It was advised that an appropriately scaled and detailed house of either traditional or contemporary design may be appropriate to replace the current bungalow.

## Revised Proposal

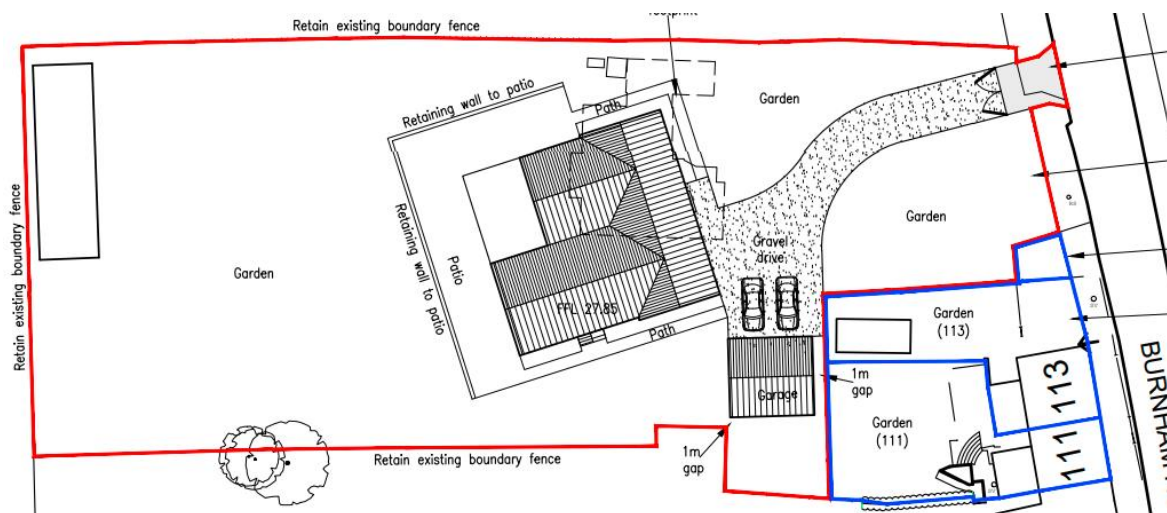
- 1.5 The proposal now submitted is an amended version of the earlier application. The proposed house has been moved down the slope to occupy the same level as the existing bungalow. This reduces its prominence and the overall height by 3.5 metres.
- 1.6 It has also been reduced in ridge height by 1.7metres. The proposed dwelling is now 2.93 metres taller than the existing bungalow.



- 1.7 The scale of the proposal has also been reduced. The garden room/gym no longer forms a part of the proposal and the balcony to the rear of the main house has been removed. The triple garage and store has been reduced to a double garage. Its width has been considerably reduced and the ridge height lowered by 1.2 metres, from 5.5m to 4.3m.



- 1.8 The garage doors have been altered from a block roller type to side hung pairs. The materials are timber cladding with clay pantile roof. The front and rear elevations of the main house are in red brick, whilst the flank walls are in coursed flint, all beneath a Norfolk pantile roof.



## 2.0 The Character of the Conservation Area

- 2.1 The North Creake Conservation area was designated in February 1990. A Character Statement was published in draft at the same time.<sup>1</sup>



- 2.2 As the Character Statement explains, the conservation area follows the valley of the River Burn and extends in a linear fashion northwards along the B1355 towards Burnham Market. The lower section of the B1355 has a “strong linear definition lined on both sides by closely spaced terraces of predominantly flint and brick cottages”. “All face the road and follow the same building line hard up against the footway”. “From here northwards the road is less well defined with Council houses set back, notable for their flint boundary walls”<sup>2</sup>.
- 2.3 North of Norman’s Lane, the character changes further with housing only on the west side of the road. The view northwards is of small rows cottages lining the road and in between are houses set back a short distance, providing essentially two building lines. The buildings set back are mostly larger two storey buildings, all displaying the vernacular materials of brick, flint and pantiles.



Roadside row



Large 2 storey building set back from the road

<sup>11</sup> Borough Council of King’s Lynn & West Norfolk *North Creake Conservation Area Draft Character Statement*

<sup>2</sup> *Ibid.* p.6

2.4 This 'rhythm' continues to the end of the built area with more recently built houses set back, following one building line with the terraces following the roadside.



Recently built large building set back from the road



Looking north towards roadside row



Large detached buildings set back



Roadside terrace adjoining the application site

2.5 At the northern end of the line, the 1948 bungalow, occupying the application site terminates the village. It is positioned following the inner building line, but unlike most of the other buildings following this line, it is single storey and of no architectural merit



The application site

- 2.6 When approaching the village from the north, the road steadily descends with the roadside cottages becoming apparent and the roofs of the larger house set back from the road also apparent.



- 2.7 The edge of the village is marked by the roadside terrace and the application site's bungalow not visible at first until it is glimpsed through the roadside hedge. It sits uncomfortably with its neighbours and detracts from the character and appearance of the conservation area.



- 2.8 The Conservation Area Character Statement identifies a number of buildings which are described as 'important unlisted buildings'. These include the cottages adjoining the application site, which are buildings of local interest which make a positive contribution to the character of the conservation area.



### 3.0 Heritage Impact Assessment

- 3.1 The question is whether the proposal adversely affects the character and appearance of the conservation area. Paragraph 72 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* places a statutory duty on local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of any powers under the planning Acts.
- 3.2 The National Planning Policy Framework (2021) expands on the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraph 11). The NPPF also states that the significance of listed buildings and conservation areas can be harmed or lost by alteration to them or by development in their setting. Paragraph 206 states that proposals which preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.
- 3.3 Paragraph 200 states “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’ and paragraph 199 advises that when considering the impact on the significance of designated heritage assets, great weight should be given to their conservation.
- 3.4 Paragraph 206 states “Local planning authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.” The NPPF also notes that “Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance” (Paragraph 207).
- 3.5 The 1948 bungalow on the application site has little architectural or historic merit. It makes a negative contribution to the character of the conservation area. The approach to the conservation area is marked by the roadside row of cottages and the bungalow, stepped back is in a more discreet position, following the established line of buildings set back from groups of roadside cottages.
- 3.6 The replacement dwelling reduced in scale and much reduced in height, will occupy the same position as the existing bungalow. It is positioned to respect the building line of other properties which define the character of this section of the conservation area. The choice of materials; brick, flint and pantile also respects the characteristics of other buildings along this ribbon of housing at the northern end of the conservation area. It is not harmful to the character or appearance of the conservation area. Equally, the proposed garage is much reduced in scale and height and is not harmful to the setting of the roadside cottages.
- 3.7 The proposed replacement dwelling will not dominate views into the conservation area and of the surrounding properties. It will follow the rhythm of buildings on the

west side of Burnham Road and it preserves this characteristic of the conservation area.

## 4.0 Conclusion

- 4.1 The form of development of this section of the conservation area is not harmed. The setting of the roadside cottages is also respected. The setting of more distant listed farm buildings in Norman's Lane is unaffected. They are positioned within the Burn valley at a much lower level and are not connected visually or historically to the buildings at the northern edge of the village.
- 4.2 The conclusion is that the proposed development now amended from the withdrawn application (21/01719/F) causes no harm to designated heritage assets. It is wholly within the spirit of national guidance contained in the NPPF and accords with local planning policies which seek to protect the historic environment and encourage local distinctiveness in new design.

## Bibliography

|   |  |               |
|---|--|---------------|
| Borough Council of King's Lynn & West Norfolk       | <i>North Creake Conservation Area Draft Character Statement</i>  | February 1990 |
| Department of Communities & Local Government        | <i>Planning Practice Guidance: Conserving and Enhancing the Historic Environment</i>   | March 2014    |
| Historic England                                    | <i>Conservation Principles: Policies and Guidance</i>  | 2008          |
| Historic England                                    | <i>Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12)</i>                               | 2019          |
| Historic England                                    | <i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Second Edition)</i>                     | 2017          |
| Historic England                                    | <i>Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2</i> | 2015          |
| Ministry of Housing, Communities & Local Government | <i>National Planning Policy Framework</i>  | July 2021     |