

# HERITAGE STATEMENT



## Proposal:

**Conversion and Extension to Existing Outbuilding to Provide Ancillary Accommodation Including Demolition of Existing Double Garage and Erection of New Cart Lodge Garage**

## Site Location:

**Hollowdene Farm, 149 High Road, Needham, Harleston, IP20 9LG**

Prepared by ALA Ltd

ALA project reference: H004

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Issue: Planning



The Studio,  
Fair Green, Diss  
Norfolk IP22 4BG  
Tel: 01379 658606  
Email: [design@alaltd.co.uk](mailto:design@alaltd.co.uk)

## 1 Introduction

This heritage statement supports and application for the conversion and extension to an existing outbuilding within the curtilage of Hollowdene Farm. The proposed use of the building will be for ancillary accommodation providing a multifunction use space which includes an annexe and home office / studio for the applicant to enjoy with the principal host dwelling known as Hollowdene Farm. The proposals also include a new cart lodge garage which will replace an existing double garage block to be demolished.

## 2 Site and Context

The site is located to the southern edge of Needham and is the first property along High Road as you approach the village from Brockdish. The A143 is located approximately 0.5km to the north and the closest town is Harleston which is located approximately 2.8km northeast of the site.

The property can be accessed off High Road towards the south east and is occupied by a Grade II listed property known as Hollowdene Farm which sits in approximately 5 acres of land. The outbuilding which is subject to conversion is located to the west of the main farmhouse and is positioned along the frontage of High Road.

There are residential properties immediately to the north known as 145 & 147 High Road which are also GII listed. Agricultural fields surround the site to the east, south and west along with the River Waveney to the south east.

## 3 Previous Planning History

*2022/0514 New attic bathroom with internal timber panelling and external waste pipe, remove existing first floor and install new external pipework, repaint house – Approved*

*2021/1877 Replacement front door and frame – Approved*

*2020/2178 Replacement of two windows to side of property – Approved*

*2006/2346 & 2006/2347 Demolition of conservatory and erection of new conservatory – Approved*

*2004/2788 Proposed insertion of 4No. Velux roof windows – Approved*

*1999/1479 & 199/1478 Demolition of two small rear extension, minor alterations to rear envelope and the erection of a single storey extension to rear of dwelling – Approved*

## 4 Planning Legislation and Policy

### Legislation

Planning Listed Building and Conservation Areas Act 1990 (As Amended)

### National Planning Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

### Local Planning Policy

## Joint Core Strategy

- Policy 1: Addressing climate change and protecting environmental assets
- Policy 2: Promoting good design

## South Norfolk Local Plan Development Policies

- DM1.1 - Ensuring Development management contributes to achieving sustainable development in South Norfolk
- DM1.4 - Environmental quality and local distinctiveness
- DM3.8 - Design Principles
- DM4.10 - Heritage Assets

## Guidance

- Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision Taking in the Historic Environment – Historic England (2015)
- Historic Environment Good Practice Advice in Planning: 3 – Setting of Heritage Assets – Historic England (2015)
- Historic Environment Good Practice Advice in Planning: 10 – Listed Buildings and Curtilage – Historic England (2015)

## 5 Description of Heritage Assets and Significance

The heritage asset in this instance comprises the Grade II Listed farmhouse known as Hollowdene Farm. The listing states the name of the property as Whitehouse Farmhouse and dates back to circa 17<sup>th</sup> century and comprises of a timber framed two storey with attic space in the roof. Externally it is faced with a mixture of render and notably brickwork to the south facing gable end. The roof is finished in traditional Norfolk red pantiles. The building has undergone alterations during its history but key external features today include the characteristic steep roof slope and central chimney stack.

The listing text is set out below:

*1. 5321 NEEDHAM HIGH ROAD (south-east side) Whitehouse Farmhouse (south) TM 2280 26A/928*

*//*

*2. C17 timber-frame house. Plastered. Steep pantile roof with gabled ends. Brick chimney stack off centre. Two storeys and attic (attic windows in end gables). Three windows, late C19 two-light casements with glazing bars. Central panelled door with modern porch.*

*Listing NGR: TM2229280602*

The farmhouse has an outbuilding situated to the west along High Road which is subject to this application and proposed for conversion and extension. The building is a former stable block which is constructed from clay lump with additional modern concrete blockwork. Whilst these are not included in the listing, these form part of the immediate curtilage of the farmhouse and to the historic functional relationship that they remain in the same ownership as the farmhouse these are likely to be considered as curtilage listed.

## 6 Assessment of Implications

The proposals would retain the use of the existing barn for a use in association with the main listed farmhouse. Whilst moving from a former agricultural use to residential form of use, the proposals would therefore still retain the functional use and relationship to the listed Hollowdene Farmhouse.

Through providing ancillary accommodation to the main farmhouse the significance of the outbuilding and its relationship to the host dwelling would therefore be retained. The proposals would provide for the repair and ongoing use and long-term maintenance of the existing barn and heritage asset. The proposal would seek to retain as much of the existing structure as possible and celebrate its most prominent features including the existing openings, high vaulted ceilings, and use of existing external materials. It is considered that the design approach would retain and enhance the rural character of the existing building along with the character and appearance of the site wider setting of the listed building.

Having regard to the above, for the purposes of paragraphs 131 and 132 of the NPPF, the proposals are considered to preserve and enhance the significance of Hollowdene Farm. Indeed, if the council were to consider there would be an adverse impact this is considered to be very limited and more than outweighed by the benefits of the proposed development. The proposals would therefore comply with the requirements of paragraphs 128, 131, 132 and 134 of the NPPF and the requirements of Policy DM4.10.

## 7 Conclusions

Having regard to the above, the proposals have been sensitively designed to minimise the impact on the character and appearance and setting of the grade II listed farmhouse. For the purposes of paragraphs 131 and 132 of the NPPF, the proposals are considered to conserve the significance and also preserve and enhance the character and appearance of the GII listed farmhouse and curtilage listed outbuilding. The proposals would therefore comply with the requirements set out in Policy DM4.10 of the local Plan and Section 12 of the NPPF.

## Appendix A – Photo of GII Listed Farmhouse





Appendix B – Site Photos (May 2022)













