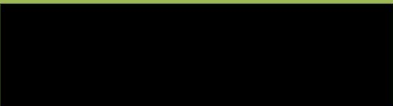


Heritage Statement

The Maltings
The Street
Weybourne
Holt
Norfolk
NR25 7SY

67 Westway
Wimbotsham
King's Lynn
Norfolk PE34 3QB



John Selby

23rd September 2021

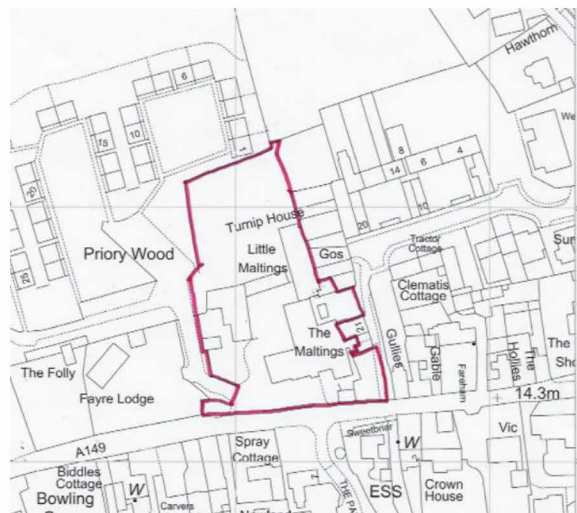
Contents

1.0 Introduction	3
2.0 The Heritage Asset: Description & Significance	4
3.0 Proposed Works & Heritage Impact Assessment	24
4.0 Conclusion	28
Bibliography	29

(Photographs taken by the author on the 25th August 2021 unless otherwise stated).

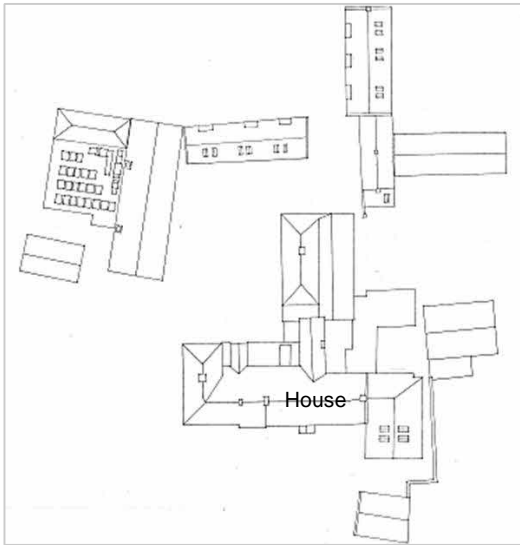
1.0 Introduction

- 1.1 This Heritage Statement has been written to support an application for planning permission for alterations and extensions to The Maltings, Weybourne. 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 and a record 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 The Maltings comprises a group of former brewery buildings now forming a hotel which closed in 2020. The buildings are situated on the north side of the A149 within the Weybourne Conservation Area. The application retains the hotel use, but seeks to refurbish, modernise and extend the premises.



2.0 The Heritage Asset: Description & Significance

- 2.1 The buildings which comprise The Maltings are not listed but they are prominently sited within the Weybourne Conservation Area and consequently form a part of that designated heritage asset.
- 2.2 The group of buildings are former farm and brewery buildings with the original farmhouse facing the road. All were converted to hotel use in the mid-twentieth century.



- 2.3 The existing farmhouse, which forms the core of the hotel, seems to date from the eighteenth century and has been much extended, though an earlier building may have existed on the site. Originally it comprised a two storey house of three bays with a central front door, gable end chimney stacks and a black pantile roof, sprocketed at the eaves.



- 2.4 It is rendered, possibly over flint. It has a front porch and the windows (now plastic replacements) have stone drip moulding above. The porch doorway has similar moulding above it and a four centred arched surround with moulded jambs. To the rear, a small service wing is of similar date. It is built of coursed flint cobbles with a red pantile roof, red brick detailing around the windows and a first floor sash window of six over six panes without horns.

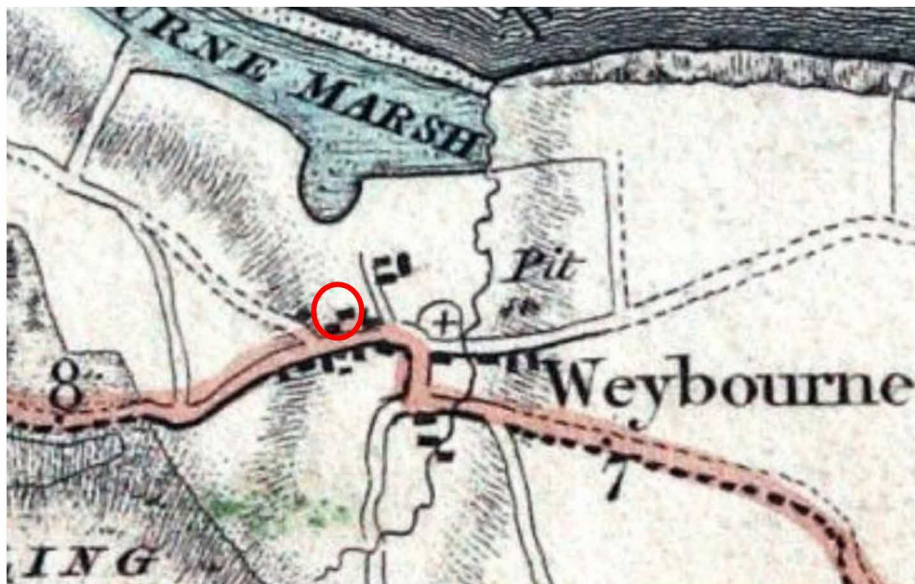


Front porch



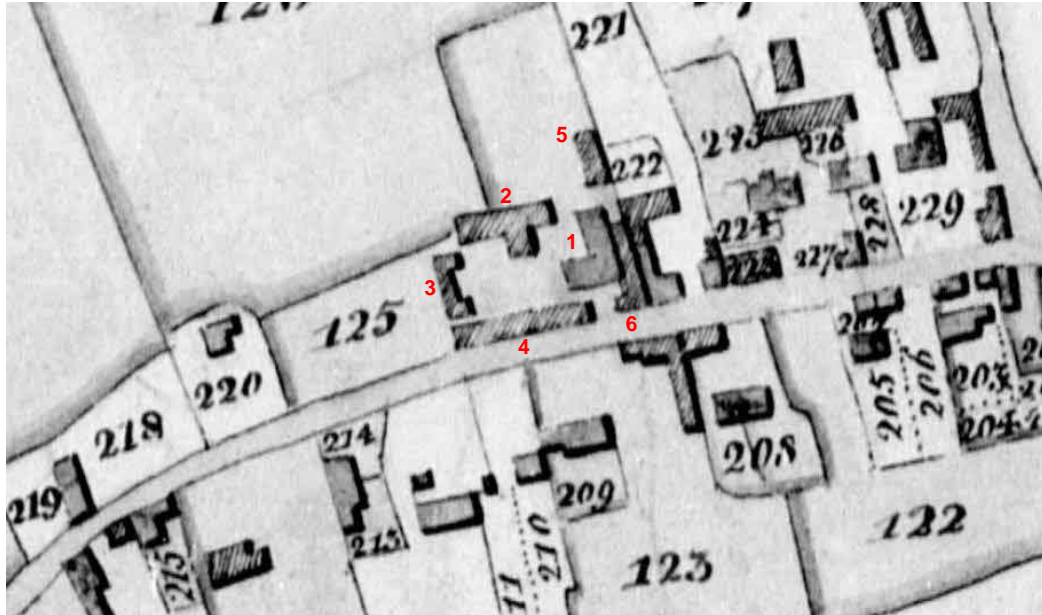
Rear wing C18

- 2.5 Buildings in this locality are shown on Faden's map of 1797, but the scale does not permit accurate identification.



Faden's Map 1797

- 2.6 The tithe map of 1839 is more informative. It shows the farmhouse (1) with its rear wing and a yard to the west with a barn on its north side (2), a further building on the west side (3) and a roadside building (4). A further outbuilding is sited to the north-east of the yard (5). Attached to the house on its east side is a narrow building, which runs along the boundary and terminates in a small roadside room, now known as the Pump House. (6).

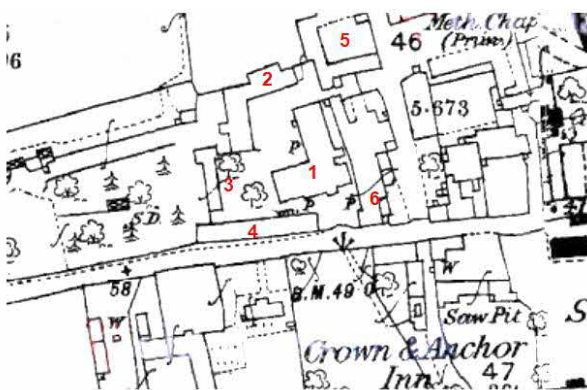


Tithe Map 1839 (NRO DN/TA 236)

- 2.7 The Pump House is now detached, but has similar window detailing to the main house. Its only openings are on the west facing gable and its original purpose and modern name are somewhat enigmatic. Was it part of a brewhouse?



- 2.8 The apportionment which accompanies the tithe map explains that the property was owned and occupied by John Bolding and plot 125 on the map is described as 'Farm house, premises etc.' He farmed 173 acres, mostly arable and pasture and also owned the Crown Inn (plot 208), situated just across the road (later known as The Crown & Anchor), which was occupied by William Rowland. Bolding also owned 'The Ship' further east of the Crown.
- 2.9 White's Directory of 1845 states that Weybourne "has a large brewery" and John Bolding esq. is listed as a brewer and maltster¹. Mrs Elizabeth Jennis Bolding is also listed as a private resident in the village and the Boldings had received increased wealth by marriage into the Jennis family in the eighteenth century. John Bolding developed his brewery in Weybourne and bought a number of public houses in north Norfolk to be supplied from his brewery.
- 2.10 John Bolding died in 1847 and his sizeable estate passed to his son, William Johnson Jennis Bolding. The 1851 Census records WJJ Bolding, aged 35, living in Crown & Anchor Street, described as a 'landed proprietor' farming 104 acres and employing 11 labourers. He was living with his mother, Esther with three housemaids, a groom and John Smith who was 'employed on the brewery'. White's Directory of 1854 notes that he was one of the three main landowners in Weybourne.²
- 2.11 Almost fifty years after the tithe survey, the first edition of the OS map in 1887 shows how the brewery had developed. The original farmhouse (1) had been extended to the west and the rear wing extended to the north. The building around the yard had altered too. The barn (2) had been replaced by a smaller building attached to a new building on the south-west, but the building on the west side (3) and the roadside building (4) seem unchanged. The building to the north-east of the yard (5) had been considerably enlarged and also the building attached to the Pump House (6). The map shows a pump immediately outside the Pump House with a second in the angle between the house and its rear wing. The form persisted into the twentieth century with the 1907 map showing little change apart from the demolition of most of the building on the west side of the yard (3).



1887



1907

¹ White's Directory 1845 p.748

² White's Directory 1854 p.782

- 2.12 WJJ Bolding lived in the house and managed the brewery until he sold it in 1897. Kelly's Directory of 1896 records him as, 'brewer, maltster, landowner, farmer & miller (water)'³. Despite this considerable business interest, WJJ was much travelled and had a keen interest in archaeology, discovering and excavating a Roman kiln the east of the village⁴. A talented artist from a young age, he seems to have received tuition in his teens from J B Ladbrooke of the Norwich School of artists and Bolding's pictures were exhibited in 1849 and 1853 at the Norfolk and Norwich Fine Arts annual exhibition.⁵



- 2.13 The above drawing of The Maltings was drawn by WJJ in the 1830s. It shows the house before it was extended westwards and on the right hand side, the pump house with brewery buildings attached. The brewery buildings have since been replaced by the hotel dining room and kitchen, which is now detached from the pump house.



³ Kelly's Directory 1897 p.477

⁴ NHER 6273

⁵⁵ Jefferson W J J Bolding (1815-1899): Pioneer North Norfolk Photographer p.3

- 2.14 The drawing also shows the roadside building (shown as building 4 in the maps above). This building is shown as two-storey with louvred vents to the first floor. This may have been a malting. It is shown on the 1906 map, but was demolished by the time of the 1928 edition.
- 2.15 WJJ also took a keen interest in the then new technology of photography and is considered to be an important early photographer, with many of his photographs depicting family and estate workers. The Norwich Photographic Club was founded in 1854 and held its first exhibition two years later. WJJ was a member and he exhibited some portraits of his estate workers and village people as well as landscapes.⁶
- 2.16 In order to accommodate his interests, he had the barn converted to a studio. This building is not depicted on the tithe map of 1839, but appears on the 1887 map. WJJ photographed it around 1855 and it shows one of the two chimneys, inserted to serve the ground floor fireplaces, and the enlarged window in the gable.



Photograph by WJJ Bolding c.1855



2021

⁶ Ibid. p.6

- 2.17 William Johnson Jennis Bolding died in 1899. Two years before his death he sold 14 tied public houses to Steward & Patteson Ltd. of Norwich. These included The Ship and the Crown & Anchor in Weybourne. The former is still trading; the latter is now a holiday home, sited just across the road from the Maltings. It probably closed shortly after WJJ Bolding sold it and although The Ship is listed as a public house in Kelly' directory of 1904, no mention is made of the Crown & Anchor.⁷



Former Crown & Anchor, now Crown Cottage

- 2.18 WJJ Bolding died unmarried and his nephew, William Bolding Monement (1846-1925) inherited. The 1901 Census records him as a single man, 'living on own means', at 30 Church St (The Maltings) with two servants, Mary Head, a housemaid, and Octavia Perkins, a cook. The cottage next door (to the west) was occupied by William Cook his gardener (also the Parish Clerk). This may refer to the 'cottage' situated just beyond the west end of the yard and the only remaining part of the stables shown on the 1887 map (building 3). The attached stables had been demolished by 1907.



Groom's Cottage with outer wall of former stables to left

⁷ Kelly's Directory 1904 p.519

- 2.19 It seems that the brewery ceased to function shortly after WJJ Bolding sold off the brewery's pubs and the buildings either fell into disuse or were adapted for other purposes. W. Bolding Monement was a principal landowner in Weybourne and one of the leading gentleman wildfowlers of his day. The 1911 Census records him, aged 64, as a landowner of independent means. He died unmarried in 1925.
- 2.20 Around the mid-twentieth century the house and former brewery buildings were converted to a hotel use. The hotel which had been in the Mears family for around 35 years, finally closed in 2020

Significance

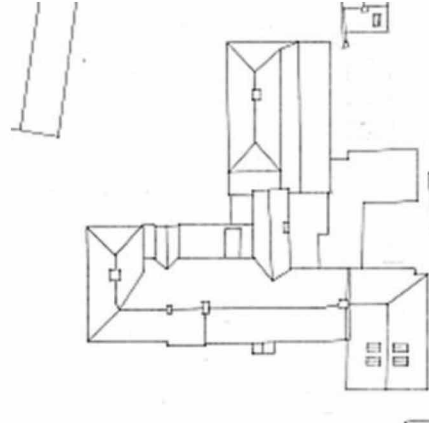
- 2.21 The National Planning Policy Framework defines 'significance' as, "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".⁸
- 2.22 The Maltings Hotel is a prominent building within the Weybourne Conservation Area and makes a highly significant contribution to its character and appearance.
- 2.23 The hotel complex comprises a series of buildings which have undergone considerable alteration and whilst some have little intrinsic significance, collectively they have historical, aesthetic and social value. As a group they have much significance and as a former brewery and then a hotel they make a significant contribution to the collective memory of Weybourne. The house has additional significance as the residence of the early photographer and artist, WJJ Bolding.
- 2.24 Taking each of the buildings in turn, the significance of each can be identified, even though the original use may now be obscure. The following is an explanation of the significance of each of the former brewery buildings and forms a historic building record.

The House

- 2.25 This arguably the most significant building in the complex. The present building dates from the eighteenth century and was altered and extended from the mid-nineteenth century. The house occupied by the Boldings and depicted by WJJ Bolding in the 1830s was three bay building with gable end chimney stacks. To the rear was a small wing, probably a service wing, which retains a late eighteenth or early nineteenth century sash window (as explained on page 5 above).
- 2.26 At some time after the 1839 tithe map survey and before the first OS map of 1887, it was extended in at least two phases westwards and also at the rear. The first phase was an extension giving an additional room on the ground floor with a bedroom above.

⁸ NPPF 2021 Glossary

- 2.27 Both of these 'new' rooms had fireplaces and the building received an additional stack at its west end. The extension was detailed to match the main house in materials with matching drip moulds over the front windows



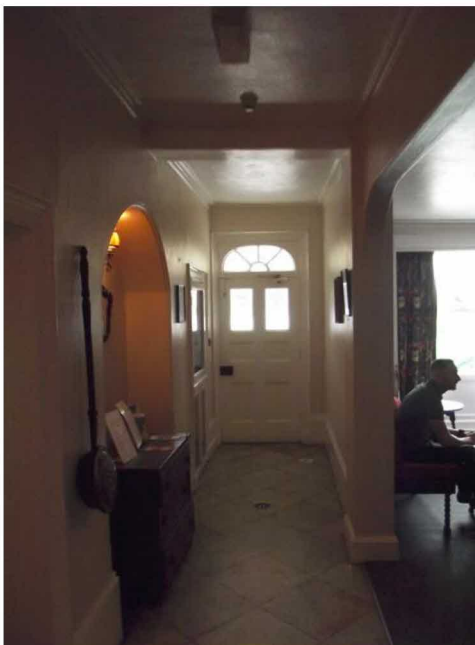
- 2.28 The next phase involved the construction of a rear wing, with the extension stepped back slightly from the front façade. No attempt was made to integrate the external materials or detailing. This extension was of coursed flint cobbles with brick window detailing and a hipped roof at the rear. The reason for the extension is not clear. Perhaps it was an attempt to integrate the domestic and business use of the site. The front elevation of this extension is devoid of windows and doors, apart from a single first floor window. It presents a blank elevation to the road with windows on the side and rear providing views across the brewery yard and the entrance into it. This suggests a business use was intended, enabling the working premises to be viewed.



- 2.29 Further alterations at the rear followed the heightening of the rear lean-to and the provision of a new staircase wing



- 2.30 The staircase wing sits rather uncomfortably with the late nineteenth century gabled wing. A new back door was provided to the right and a window to the left lighting the base of the stairs, which has since been blocked. The original stair was removed at ground floor level, but its continuation to the attic survives above on the first floor.
- 2.31 Internally, the form of the original three bay house can be appreciated, albeit somewhat altered. The entrance hall has had some of its flank walls removed to create wider access into dining and reception rooms.



Hall looking towards the front door.



The hall from the front door

2.32 To the left and right of the hall are original reception rooms. The room on the right, now a hotel dining room, has lost the fireplace to the chimney stack at the east gable, whilst the room to the left retains a nineteenth century fireplace surround at the original west chimney stack. The wide recess to the left of this fireplace may be the position of the original stairs which were replaced when the rear staircase wing was built.



2.33 The original hose was only a single room deep and the rear lean-to provided additional space. This has all been converted in the mid-twentieth century to hotel use, with a small bar, and hotel office.



2.34 The ground floor arrangement has some significance and the reception rooms either side of the hall have the most importance. Beyond the original western gable end is a mid-twentieth century low ceiling dining room, which leads into the kitchen at the rear, all of little or no significance.



Dining room



Kitchen

- 2.35 In the rear staircase wing the nineteenth century stairs has flat balusters, whilst the attic stairs survive in the original house. These have some significance, but the remainder, converted to hotel bedrooms is featureless and has no significance.



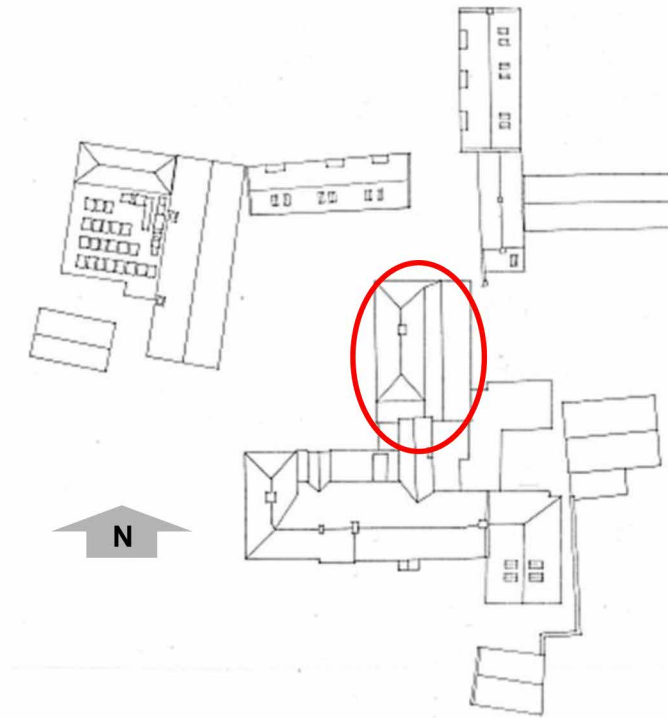
Pump House

- 2.36 The Pump House is enigmatic. In recent times it has been used as a gallery/shop. Old maps and WJJ Bolding's drawing of the 1830s show that it was attached to a row of brewery buildings demolished in the early twentieth century. It now stands a short distance south of the mid-twentieth dining room. It has blank elevations without openings on three sides with only a central door facing the front yard, with windows above and to the left. The window surrounds have similar moulding to the house, but the window mullions and transomes are formed of buff brick.
- 2.37 Old maps show a pump closeby which may account for the name. Internally a modern tile floor obscures any further clue and the original upper floor frame has been removed, leaving a single open space. This building possibly dates from the early nineteenth century and its external appearance is of particular significance. It may have served as the brewery office with its outlook across the front yard.



- 2.38 To the west of the Pump House, running alongside the road was the building, possibly a malting, shown on WJJ Bolding's drawing of the 1830s. It was demolished during the ownership of William Bolding Monement, who died in 1925.

Rear Wing



2.39 This building is attached to the original service wing of the house, though the actual attachment is a later extension. It has similar detailing to the westernmost extension to the house and both are shown on the 1887 map and were possibly built around the same time. Both are of coursed flint cobble with red brick window and door detailing and both have hipped roofs.



2.40 It appears to be of two halves, the southern section having windows on both floors, whilst the northern end has a chimney stack, a front door, which appears to be a later insertion and a cart entrance, but with windows only on the first floor of the south gable.

2.42 Access to the first floor has been altered. Whilst the position of the original stair or ladder is not known, access is now via a simple flight of stairs at the southern end with a door at the base of the stairs leading out to the yard. This is accommodated within a later, two-storey extension which links this rear building to the main house

service wing. On its eastern side the building has been extended and now incorporates various staff rooms associated with the hotel use.



Extension linking rear building (left) to house service wing (right)

- 2.41 The door in the north section leads to a large fireplace, now somewhat cramped by later inserted walls. It is clear that the northern section was used as a part of the brewing process, but which part is unclear, though the fireplace is a significant reminder of the former use.



Stair in south extension

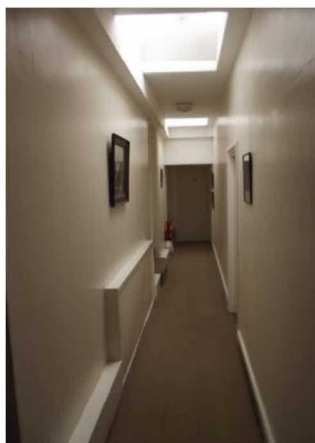


Fireplace in N section



Hotel laundry

- 2.42 The upper floor is now devoted to the provision of hotel bedrooms, ensuites etc.

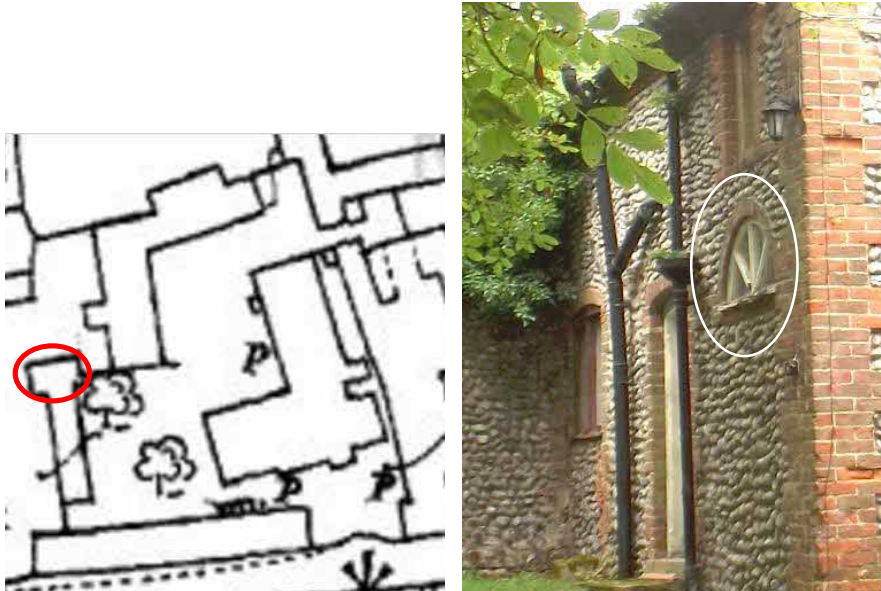


The 'Cottage'

2.43 This building is situated on the west side of the yard to the north-west of the 'barn' it is a small two-storey cottage.



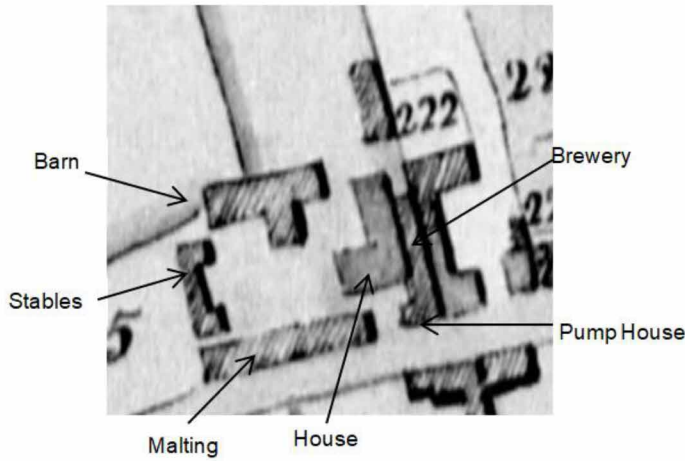
2.44 Originally, it was attached to a row of stables which ran southwards. Clearly shown on the 1887 map, they were demolished by 1906, leaving only the 'cottage'. A semi-circular stable window survives to the right of the front door and it seems likely that this was a tack room with groom's accommodation above. The 1901 Census explains that it was occupied by William Cook, who was W. Bolding Monement's gardener.



2.45 The building has significance as a part of the original brewery complex, but modern alterations have no significance.

The 'Barn'

- 2.46 The 'barn' was built between 1839 and 1887, replacing an earlier barn which had a south-facing midstrey, as shown on the tithe map below.



- 2.47 It was built at a time of expansion for the brewery, possibly after WJJ Bolding inherited the premises in 1847. It was built to supplement the roadside malting, which was eventually demolished. It has been much altered and its yard facing elevation has had a row of windows and doors fitted beneath a pantiled canopy.
- 2.48 Originally it had few openings on the yard side to its ground floor and simply a pitching-in door at first floor level. The upper floor was used as a barley store and was possibly fitted with grain bins. A line runs along the walls of the upper floor indicating the possible position of the grain bins.



2.49 The ground floor has a low ceiling and a row of shuttered openings on the west wall.



2.50 English Heritage (Historic England) note in the *Maltings in England* report that there is a two storey type of malting with the bottom floor providing the space where barley was grown – the malting floor- and the top floor used to store barley and malt⁹. Often a steep for wetting the grain was at one end and a kiln at the other, but there is no evidence of either here. Indeed, there is no evidence of either on the site, though both would have existed to enable the malting process to proceed.

2.51 The building was altered by WJJ Bolding in order to convert it for his studio. He built a pair of chimneys on the west side with fireplaces to both floors, and inserted large windows to obtain light for his painting.



2.52 On the east (yard) side of the building a pantiled canopy covers three openings. The date of these insertions is not clear. They may have been inserted by WJJ Bolding and they were certainly modified to enable the ground floor to be a function room associated with the hotel.

⁹ Patrick, A. *Maltings in England* p.31

2.53 The room has an 'artex' textured ceiling, a bar and a parquet dance floor.



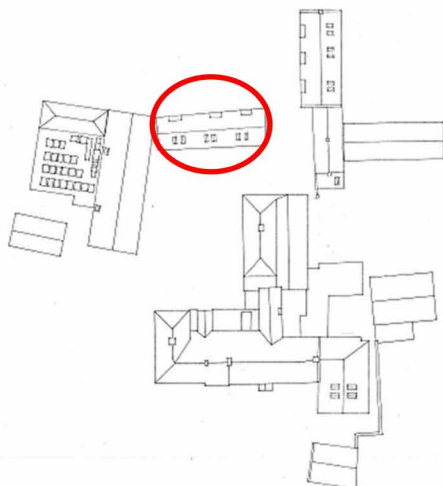
2.54 The twentieth century witnessed further alterations; a porch on the north gable and an extension to the north-west providing kitchen and lavatories.



2.55 The building has significance in demonstrating the development of the malting and has additional significance as the studio of WJJ Bolding. The twentieth century hotel alterations have no significance at all.

The Store

2.56 This building is single storey with a loft space above. It connects to the barn at both levels.



2.57 On the ground floor it comprises a series of former stores, some of which have been used for accommodation. The rear (north elevation) has only a single window opening.



2.58 The loft floor connects to the upper floor of the 'barn'. The building seems to have been designed for storage purposes.



2.59 The building has some significance as a part of the brewery complex and it relates visually with the 'barn'. Internal alterations to enable its hotel use are of no significance and the building has no internal features.

Little Maltings

2.60 This building is situated at the north-east corner of the site and comprises a narrow two storey building at its south end, attached to a single storey building to the north.



- 2.61 A covered walkway runs the entire length of the western side. This was added when the entire building was converted to hotel bedrooms. Known as the Little Maltings, its original use is unknown, though it may have had a malting's use. The two-storey southern section has had original openings blocked or replaced with doors and windows in order to convert it to residential accommodation.



- 2.62 The northern single storey building has windows with brick mullion and transomes, reminiscent of the Pump House. They seem to have been brought from elsewhere and inserted beneath brick on edge detail and the area below the windows has been replaced with a fancy pattern of brick. It seems that the entire elevation has been renewed. The covered walkway is a much later addition, replacing small porches over the doors. Traces of these remain. The twentieth century hotel alterations have considerably reduced the building's significance.

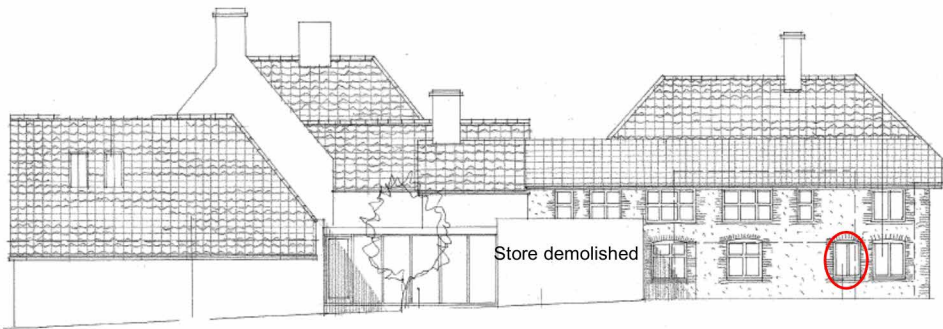


3.0 Proposed Works & Heritage Impact Assessment

3.1 The proposal is to upgrade the hotel in order to enable the business to function successfully. Alterations are primarily internal upgrading of facilities, but also involve some external alterations and extensions.

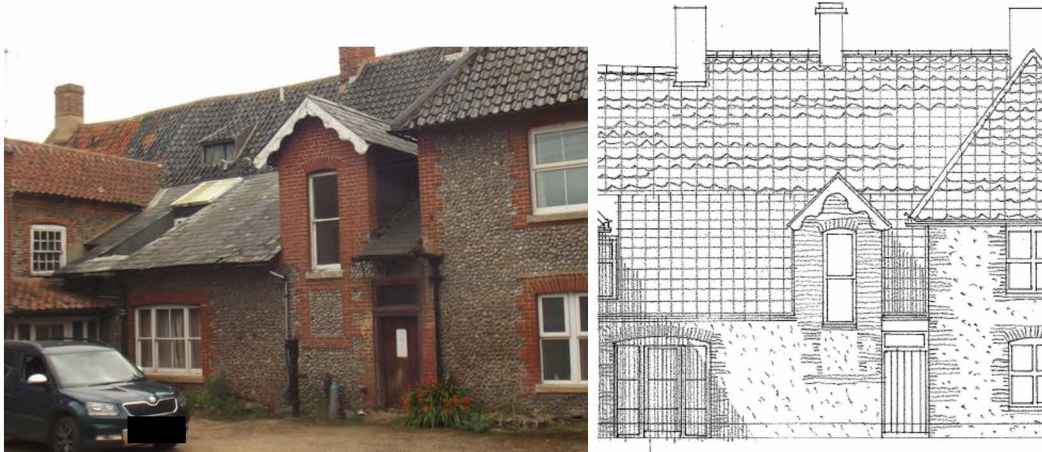
The House

3.2 Much of the work here involves refurbishing and decorating the interior. No alteration is proposed to the front or west elevations of the house nor to the first floor bedrooms. The main alteration is the part-demolition of the mid-twentieth century kitchen and detached store, which enables the creation of four staff bedrooms and a staff kitchen, and a small courtyard with full height glazing to maximise the light to the staff bedrooms and provide an external rest area for staff. This is of contemporary design and hidden at the ‘back’ east side. The existing dining area is to be converted to form two guest bedrooms. Minor alterations are proposed to the east extension to the rear wing, including changing an existing door for a window (marked red below).



Proposed east elevation

3.3 On the north side, apart from the removal of a rooflight, the only external to the rear elevation is the replacement of the existing tripartite window to the hotel bar with a pair of glazed doors, enabling an external seating area to be provided as part of the reconfiguration of car parking and landscaping.



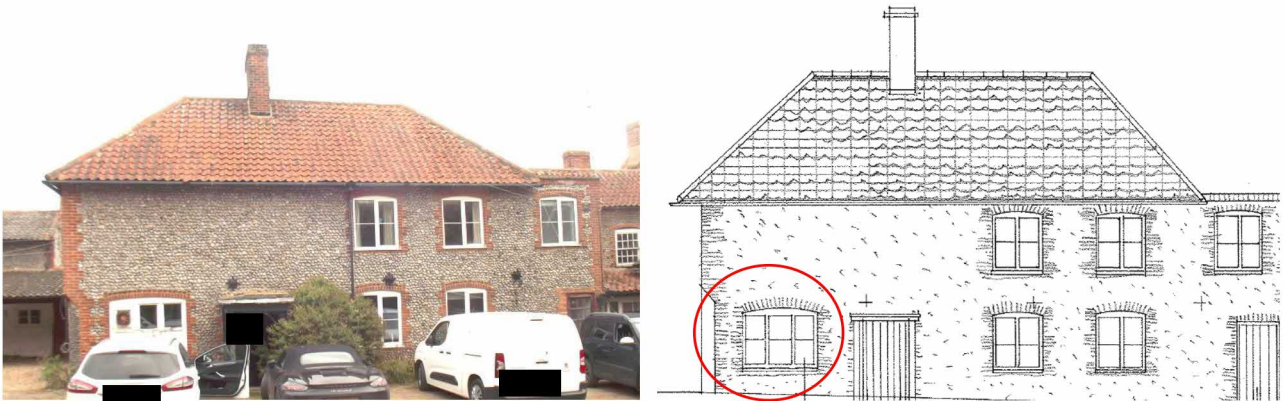
Proposed north (rear) elevation

Pump House

- 3.4 No alterations are proposed to the external appearance. It is proposed to insert a mezzanine floor to enable the upper floor to be used again and the building becomes a separate, single bedroom .hotel unit.

Rear Wing

- 3.5 Existing rooms are to be refurbished and the main external alteration is the replacement of modern doors with timber boarded doors and the replacement of the former cart entrance with a window.



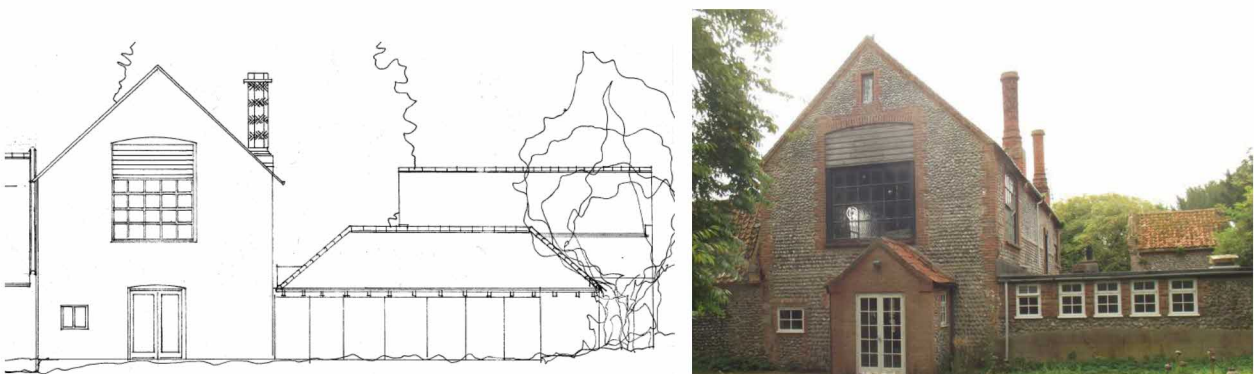
The 'Cottage'

- 3.6 This is to be refurbished without alteration.

The 'Barn'

- 3.7 The main alterations proposed affect the 'barn' and the adjoining store building. The ground floor, previously used as a function room is to become a restaurant with a new stairs inserted to gain access to the first floor, which becomes a bar/lounge as a flexible single space open to the roof, so that the impressive roof structure can be viewed. The existing kitchen/toilet area at the rear, all of mid-twentieth century date, is to be replaced to provide a functional kitchen with new lavatories. This involves creating openings in the rear wall of the 'barn' to provide access. The existing fireplaces are retained as are the shuttered windows which are significant in referencing the former, possible malting use.

- 3.8 The new kitchen will have a pitched roof and the existing porch is to be removed.



- 3.9 On the yard side, an external timber 'gallery' is proposed with external stairs to enable direct access to the new bar at first floor level. The existing hoist door is to be enlarged to provide an additional matching window and the pantiled canopy is removed.



Stores

- 3.10 These are to become three ground floor bedrooms and the roof of the building heightened to provide three additional first floor rooms accessed by a timber gallery at the rear in a similar form to the 'barn'. This gallery will extend to link the stores to the barn.



Little Maltings

- 3.11 This building contains existing guest and staff bedrooms and is to be refurbished. The single storey section to the north is to be heightened to provide an additional three first floor bedrooms and a new gallery with external stairs to provide access, replacing the existing covered walkway.



Heritage Impact Assessment

- 3.12 The proposal seeks to retain the hotel use of the premises, making full use of the buildings in order to provide a successful modern hotel. The question is whether the proposal affects the character and appearance of the Conservation Area.
- 3.13 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that local planning authorities should pay 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 (paragraph 72). Also, the Department of Communities & Local Government's Planning Practice Guidance (PPG) March 2014 notes that when assessing an application for development, local planning authorities may need to consider the impact of a proposal on the economic viability of a heritage asset now, or in the future, in order to ensure its long-term conservation.
- 3.14 The Maltings makes a significant contribution to the character of the conservation area. The buildings form a significant historic complex of former brewery buildings which were converted to hotel use in the twentieth century. The hotel has become dated and its viability depends on a refurbishment. This is the purpose of the application.
- 3.15 The alterations proposed are modest and the external alterations will not affect the ability to understand the history and evolution of the complex. They form a twenty-first century iteration of the hotel use. They are sympathetic and in keeping and are not harmful to the character and appearance of the conservation area.

4.0 Conclusion

- 4.1 The National Planning Policy Framework (2021) 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 conservation areas can be harmed or lost by development. 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 asset should be treated favourably.
- 4.2 Paragraph 194 of the NPPF requires an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting”. Paragraph 197 requires local planning authorities, in determining applications to take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.
- 4.3 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. It goes on to advise that significance can be harmed or lost through the alteration or destruction of those assets.
- 4.4 The question is whether the proposal causes harm to the character and appearance of the Conservation Area. In this case, the proposal involves change, though not all change is harmful. The principal significance of the inter-relationship of the brewery buildings and their contribution to the character of the conservation area is maintained. The simplicity of form and appearance of the former brewery is respected and the existing hotel use is maintained.
- 4.5 If, however, harm is perceived, it is, in terms of the NPPF, ‘less than substantial’ and the level of less than substantial harm is very low.
- 4.6 The public benefits which accrue should outweigh the level of harm caused (paragraph 202). The proposal results in the re-opening of a hotel, contributing to the District’s provision of tourist accommodation, with additional public benefits to the local economy. It provides for the long-term viability of the business and results in a visual enhancement of the conservation area.
- 4.7 Consequently in this case the balance is in favour of the proposed development. It satisfies both national planning guidance and local planning policies which seek to protect the historic environment, support local businesses and promote a variety of accommodation for the benefit of tourism.

Bibliography

Department of Communities & Local Government	<i>Planning Practice Guidance: Conserving and Enhancing the Historic Environment</i>	March 2014
Faden, William	<i>A Topographical Map of the County of Norfolk</i>	1797 Larks Press, Dereham 2009 edition
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
Jefferson, Richard	<i>W J J Bolding (1815-1899): Pioneer North Norfolk Photographer</i>	Glaven Historian 6 Blakeney Area Historical Society (BAHS), 2003
Kelly, E.R. (ed.)	<i>Post Office Directory of Cambridge, Norfolk & Suffolk</i>	Kelly & Co. London 1869 1896
Ministry of Housing, Communities & Local Government	<i>National Planning Policy Framework</i>	July 2021
Norfolk County Council	<i>Historic Environment Record (NHER)</i>	
Norfolk Record Office	<i>Tithe Map (NRO DN/TA 236) & Apportionment</i>	1839
Patrick, Amber	<i>Maltings in England: Strategy for the Historic Industrial Environment Report no.1</i>	English Heritage 2004
White, William	<i>History, Gazetteer and Directory of Norfolk</i>	Sheffield 1845 1854 1883