

# HERITAGE STATEMENT

## To Accompany a Planning Application for a Garden Building at The Old Methodist Chapel, The Loke, Great Snoring, Fakenham, NR21 0HQ

December 2022

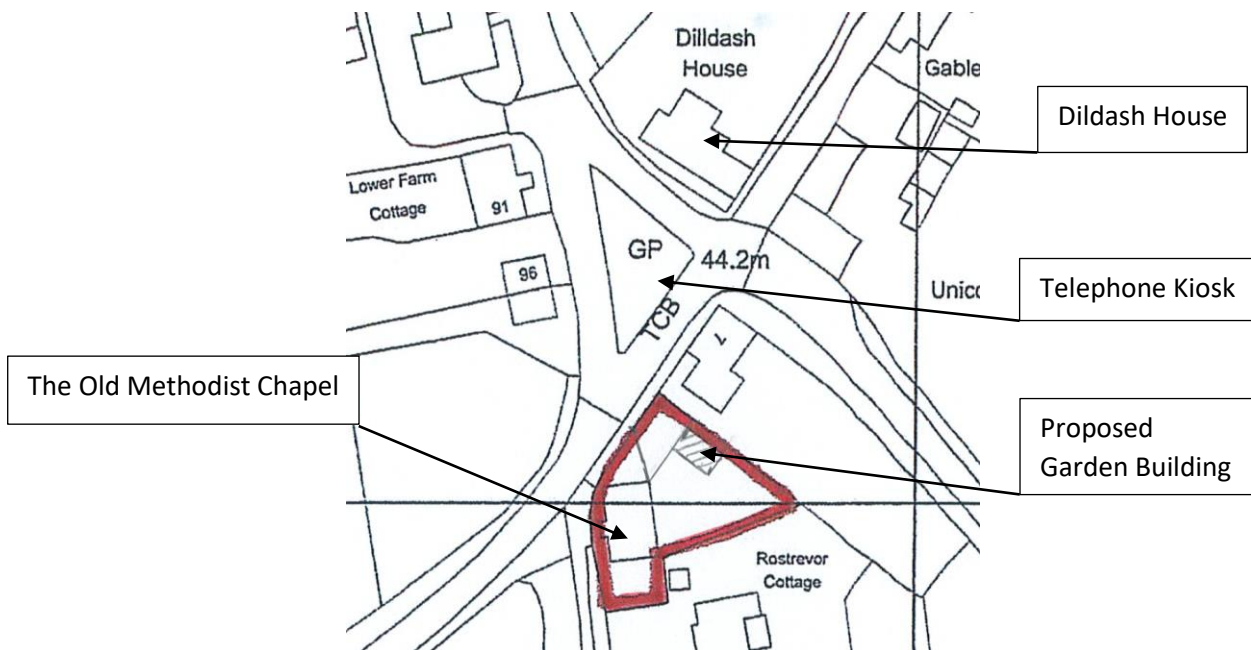
### Introduction

This Heritage Statement has been prepared to accompany the planning application for a Garden Building at The Old Methodist Chapel, Great Snoring.

### Heritage Asset/ Setting

The Chapel is of simple rectangular form constructed of brick and slate. It was constructed in 1874 as a Primitive Methodist Chapel. It is located in the Great Snoring Conservation Area. It is not listed on the English Heritage register. The nearest listed buildings are the Old Telephone Kiosk and Dildash House (both Grade II).

The proposed Garden Building is to be located in the garden land adjacent to the Chapel near the boundary with 7 Fakenham Road.



### Recent History

In 2000 planning consent was granted for the conversion of the disused Chapel to a dwelling (planning ref: 99/1475/PF). Works followed to create a 2 bedroom residence. In 2019 further work was carried out pursuant to planning ref: PF/18/2313 to create a third bedroom.

Planning consent was also granted under the same planning ref: PF/18/2313 for land adjacent to the Chapel to be used as a garden. The proposed Garden Building is to be sited on this land.

## **Pre-Application Advice**

In June 2022, Pre-Application Advice was sought from the Local Planning Authority for the proposed Garden Building. Due to it being located in the Conservation Area, a Conservation & Design Officer was consulted. There were no Conservation objections to the principle of the outbuilding nor the proposed materials. A design concern was raised regarding the asymmetric roof, the design has now been changed to incorporate a symmetrical duo-pitch roof.

## **Proposed Works & Justification**

The applicant wishes to construct an outbuilding at the property. The outbuilding is to be located in the garden to the east of the Chapel. The building will comprise a secure store for cycles and garden equipment together with a garden room.

The building will be timber clad with a metal roof, typical of outbuildings seen around the village and further afield.

## **Impact & Mitigation**

In order to preserve the character of the Chapel, the proposed building is located away from the main building. It will be subservient to the Chapel in terms of height and scale.

It has been located to mitigate the impact on views from the Knoll and further up the Street, we have located the proposed building close to the boundary with No. 7 (north east boundary). Impact on No. 7 is mitigated by the existing boundary and the blank gable on the south western end of that home.

The photo below is a view of the Chapel from The Street and demonstrates that the proposed building would be largely hidden by the existing features of the north east boundary.



The design of the proposed Garden Building has been changed in accordance with Conservation & Design Officer advice.

It is not considered that the proposal has any significant impact on the character of the Chapel. The effect on the Conservation Area setting is considered neutral and there is no effect on the Listed Buildings mentioned above.