

Listed Building assessment



27 | 4 | 2023

Proposed Creation of Separate Dwelling – retrospective

The Greyhound The Street Botesdale

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Document	Listing Building Assessment
Reference	2685
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Project	Creation of Dwelling - retrospective
Site Location	The Greyhound Botesdale
Site Area	
National Grid	

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## 1.1

## Listed Building Assessment

Beyond The Greyhound itself it is considered the proposal could possibly impact two further Listed Assets. The Historic England entries for the each are given below.

### The Greyhound Public House

#### GRADE 2

List Entry Number 1289116

**BOTESDALE MARKET PLACE (SOUTH EAST TM 0475 SIDE) 6/13 - The Greyhound Public House GV II Inn.** Late C15, floor and stack inserted, part rebuilt and extended c.1600; refronted, part rebuilt and extended mid C19. Timber frame, plastered, part cased in red and white brick with some clay lump, weatherboarding and Fletton brick. Plaintiled and black glazed pantiled roofs with red pantiles to rear. Originally a large 2 bay open hall with an upper cross wing, stack inserted in hall lower bay, cross wing remodelled in series with hall. A 3 or 4 bay separate service range to rear is linked by rebuilding of presumed original service bay to form a large L on plan with further outbuildings attached to rear. Now all 2 storeys. Hall and upper end to right refronted with 5 windows, banded and panelled red and white brick, a half glazed door to left in original cross entry position, 3-light glazing bar casements all with hoodmoulds. Early inserted stack to left of centre with a C19 oversailing cap. Right end plastered with a rebuilt extruded stack. Rebuilt service end to left has a large projecting C19 Gothic bay window on ground floor, 3:2:3 lights, central entrance replaced, moulded capped shafts with pointed arched glazing, panelled pilasters, entablature. First floor smaller projecting rectangular bay window with a C19 architraved tripartite sash, outer rusticated pilaster strips, modillioned eaves cornice. Fletton brick left gable end with an extruded stack. Main range to rear has a catslide roof over an early lean-to outshut. Extending to rear left is lower 2 storey service range of c.1600, scattered casements, first floor weatherboarding to former projecting gallery over open ground floor, 2 cross axial stacks towards rear with C19 oversailing caps; a further bay added to rear in C19. Returning at right angles to enclose service yard is a converted C19 coach-house, 3 bays, 2 storeys, C20 garage doors, 3 first floor architraved sashes. Hipped roof. Right end flint and weatherboarding, Fletton brick casing to rear. Interior: frame largely concealed, hall upper bay has inserted ceiling with cyma and double roll moulded beams crossed to form 6 panels, behind this bay a reset double brattished beam, mortices for partition to former cross wing which extended further to rear, an arched brace to a stop chamfered binding beam in secondary rear wall, rebate for a door, to front a rebated post. First floor arched braces to stop chamfered cambered tie beams. Hall has a crown post roof, large cross-quadrate post with offsets to square base, no capital, 4-way segmental pointed arched braces, smoke blackened rafters, roof rebuilt in lower bay. Parlour roof rebuilt with double butt purlins, cambered collars to principals. Service range has a stop chamfered cross axial binding beam, arched braces to a cambered tie beam, side purlin roof.

Listing NGR: TM0475775815

Tudor House  
Grade II

List Entry Number 1352316

**BOTESDALE MARKET PLACE (SOUTH EAST TM 0475 SIDE) 6/12 Tudor House and Tudor 29.7.55 Cottage (formerly listed as Tudor House and Premises adjoining Tudor House) GV II** Two dwellings with a shop, originally possibly shops with a house added. C16, extended early C17, altered early C18, C19 and C20. Timber frame, plastered. Steeply pitched pantiled roofs. 6 bay, 4 cell apparently unheated main range with taller 2 bay lobby entry house added to left. All 2 storeys with attic in addition. C16 range has 4 windows with entrances between each pair. Ground floor: to left a part glazed and boarded architraved door, an architraved sash and a 3-light glazing bar casement; to right a 3 panelled door, an early C19 reeded doorcase with lozenges in frieze, 16 pane architraved sashes. First floor 2-light glazing bar casements. C17 addition has entrance to right with an early C18 6 raised panelled door, architrave, good acanthus console brackets to dentilled hood, 3:9 and 3:6 pane architraved sashes, ground floor hoodboards, boxed eaves, ridge stack to right. Left end has brick to ground floor and an attic light. To rear lean-to additions and to right a flint and brick outbuilding with C16 origins, arched bracing in front wall, a C19 stack. Interior: frame largely concealed and partially altered, roughly central in main range is part of an original internal doorway retaining a chamfered 4-centred arched spandrel, stop chamfered binding beams and traces of close studding, cranked arched braces to cambered tie beams, a reverse curved arched brace in walling. C17 build has an early C19 fireplace, a chamfered axial binding beam, reverse curved arched braces in walling, side purlin roof originally with a gable to front. An unusual building, original plan and function are obscure.

Listing NGR: TM0476975826

Harwell House  
Grade II

List Entry Number 1032645

**BOTESDALE MARKET PLACE (SOUTH EAST TM 0475 SIDE) 6/14 Nos. 5 and 6 (Harwell - House) with attached Outbuilding GV II** House, latterly 3 dwellings and now 2. Early C18, altered and extended mid C19. Red brick, Flemish bond with vitrified headers. Plastered timber frame to rear. Black glazed pantiled roof with plain tiles to rear. 3 cell cross entry plan with service end to left. 2 storeys. Front largely rebuilt in C19. To left of centre in cross entry position a recessed architraved 6 panelled door, a half glazed door to far right, a blocked door to left. 4 ground floor and 3 first floor recessed single glazing bar sashes. All openings have cambered heads. Offset plinth, rendered plat band, boxed eaves. Stepped kneelers to coped gable end parapets. Internal stacks to rear, axial to right of centre and cross axial to left. Left gable end has 2 plat bands, blocked openings. To rear a gable behind service bay, to centre a 4 panelled door and a C19 slate roofed lean-to addition for stairs, to right a 2-light box dormer. Interior: diagonally set corner fireplaces, indented ogee stop chamfered binding beams. Attached to rear left is a late C16 or early C17 outbuilding, formerly stabling to the Greyhound Public House (q.v.). Timber frame, rendered and weatherboarded, steeply pitched corrugated sheet roof, 2 bays, originally longer; a door towards rear and an upper 18 pane casement, close studding with mid-rail, clasped purlin roof.

Listing NGR: TM0473775799

## 1.2

## The Proposal

As noted in the Full Application, in this document and the covering letter to this Application the submission is being made retrospectively. The current use and the works described below have existed since 2005.

The Application, made in retrospect, seeks to regularise the use of the rear section of The Greyhound as a separate two-storey dwelling. The use of the floor area under consideration has the benefit of an existing and implemented Consent given under reference 1601/03 and was Approved on 26<sup>th</sup> February 2004 with a scheme description of 'Conversion of existing out-building to domestic dwelling. Conversion of existing annex to double dwelling (re-submission following 1473/02)'.

The Consent noted above gained approval to re-allocate the use of the rear section of The Greyhound footprint and create the disposition and arrangement of rooms now existing.

This Application, in terms of works undertaken, is limited to the blocking-up of two doors – one on each floor by plastered blockwork – which had connected the residential accommodation to the pub itself. The Application also seeks to formalise the use of this residential accommodation as separate to the use and operation of The Greyhound. As illustrated in the drawings supporting the both Applications the dwelling the subject of this proposal has its own private amenity area and vehicle parking and cycle/bin storage to the front. As has been established over the past eighteen years the use as a separate dwelling has not impacted on the operation or viability of The Greyhound.

## 1.3

## Assessment

### LISTED BUILDINGS – see Identification of Listed Assets Drawing

#### THE GREYHOUND

Given that the basis of the conversion was Consented by 1601/03 in 2004 and implemented thereafter and that the works required to fully separate the accommodation are limited to the blocking-up of two internal doors in the rear section. The main front road-facing section of The Greyhound which provides its distinctive appearance including fenestration in the public realm and is by far the most dominant element remains entirely unaffected. It is considered the proposal will have no impact on the appearance or setting of the Listed Greyhound Public House.



#### TUDOR HOUSE

This Listed building is separated from The Greyhound by Tudor Cottage an un-Listed building. As noted, the primary changes to create residential accommodation were Consented in 2004 and only minor internal works are required. It is considered no loss of amenity or impact on the setting or appearance of Tudor House arises.

#### HARWELL HOUSE

This Listed building is, as Tudor House, separated from The Greyhound by 6 The Street and further separated by the access drive to the rear courtyard serving the pub. Harwell House is a small building compared to Tudor House and is not as prominent in the general built-form of the south-east side of The Street when viewed from the rear. As such, the presence of the rear section of The Greyhound the subject of this Application has no impact on the residential amenity of Harwell House or its setting and appearance as a Listed Asset.