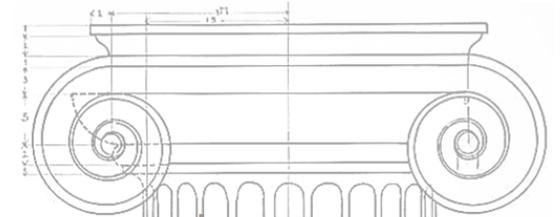




Preliminary Heritage Impact Assessment

Eynesford House (Fern House), Dereham Road, Reepham



conturaheritage

INFORMATION

| | |
|--------------------------|--|
| Date | 14 th June 2023 |
| Site Address | Eynesford House, Dereham Road, Reepham |
| Development Description | Alterations, extensions and new garage building. |
| Local Planning Authority | Broadland District Council |
| Client | Mr and Mrs Dacre |

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IHBC (Principal Heritage Consultant)

Report Revision: 2

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1 Introduction

- 1.1 This preliminary Heritage Impact Assessment has been prepared in support of a submission for pre-application advice for alterations, extensions, the conversion of the curtilage listed *Coach House and Stables* as well as a new garage building at Grade II listed¹ *Eynesford House*, Reepham.
- 1.2 This report assesses the heritage significance² of *Eynesford House with Coach House* and any potential effect of the proposed development on this significance.
- 1.3 The site lies within the Reepham Conservation Area where there is an acknowledged need to preserve and enhance the character and appearance of that area³.
- 1.4 This statement is in line with guidance set out in the National Planning Policy Framework 2021 that “in determining applications, local planning authorities should require an applicant to describe the significance

¹ Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I. Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*. Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing.

² Significance (of a place or building) is defined in *Conservation Principles. Policies and Guidance* (Historic England) as “the sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.

of any heritage assets⁴ affected, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

- 1.5 The NPPF states that “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

³ Reepham Conservation area appraisal (southnorfolkandbroadland.gov.uk).

⁴ *Heritage Assets* are defined in Annex 2 of the NPPF as: a *building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

1.6 Historic England's Conservation Principles⁵ provide important theoretical underpinning for change in the historic environment: "**Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change. Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.** If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance. The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change".

Historic England's *Constructive Conservation* requires a **positive and collaborative approach to conservation that focuses on actively managing change** with its aim being to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.⁶

1.7 For further relevant national planning policies, advice and guidance, please see below in appendices.

1.8 This report should be read in conjunction with supporting documentation by *Hudson Architects*.

⁵ <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic>

[environment/conservationprinciplespoliciesandguidanceapril08web/](https://historicengland.org.uk/images-books/publications/conservation-principles-policies-and-guidance-april-2018-web/)

⁶ *Constructive Conservation in Practice* | Historic England

2 Identify Heritage Assets/ Assess Significance / Define Setting

2.1 A site visit was undertaken in May 2023 by *contura heritage* to inspect the building, its site and setting and assess its relationship with designated and non-designated heritage assets within the vicinity of the site. The site was walked over with views into and from the site from all accessible directions.

Both the National Heritage List for England (NHLE) and the Norfolk Historic Environment Record (NHER) have been consulted and the development has potential to affect the following heritage assets:

- Eynesford House: Grade II
- Coach House and Stables, Store and Garage to north of Eynesford House: Curtilage listed
- The Laurels: Grade II
- Converted Methodist Chapel: Non-designated heritage asset
- Reepham Conservation Area

2.2 Context

Reepham contains the villages of Reepham, Kerdiston and Whitwell, as well as the deserted village of Hackford (not to be confused with the village of the same name further south). It is a large parish and has over 150 archaeological site records, and is situated in the Broadland district council area. The name 'Reepham' derives from the Old English for *baliff's manor*.



Figure 1

Heritage assets as identified on Historic England's The List: blue triangles indicate listed buildings. The site lies within the designated Reepham Conservation Area (see figure 2 below).

The Conservation Area appraisal states “on the north side are several houses of interest; Eynesford House, large and with extensive grounds, The Laurels with a wooden veranda, Virginia Houses, The Beeches, Tylers Mead and Cobb House. A former non-conformist chapel has been damaged by conversion to another use. There is a good view looking east into the Market Place with the church towers beyond, but the open service court of Town’s End Court detracts from it.”

In terms of character and appearance, it should be mentioned that all buildings on the north side of Dereham Road have street frontages except Eynesford House which is set back into its grounds and not particularly visible or prominent in the street scene.

2.3 Historic Maps

The Tithe Map from 1840 does not show any buildings on site. The first edition OS map shows Eynesford House with the coach house/stables, store and several small outbuildings and glasshouses in the grounds. The date of ca. 1848 that is mentioned in the list description (please see below) appears to be feasible, but could be slightly earlier. For further analysis please see below figures 4 – 7.

2.4 Norfolk Historic Environment Record

There do not appear to be any entries within the site in the NHER except the listed building – see figure 2. It is considered that there is moderate potential for below ground archaeology; it is likely that any potential

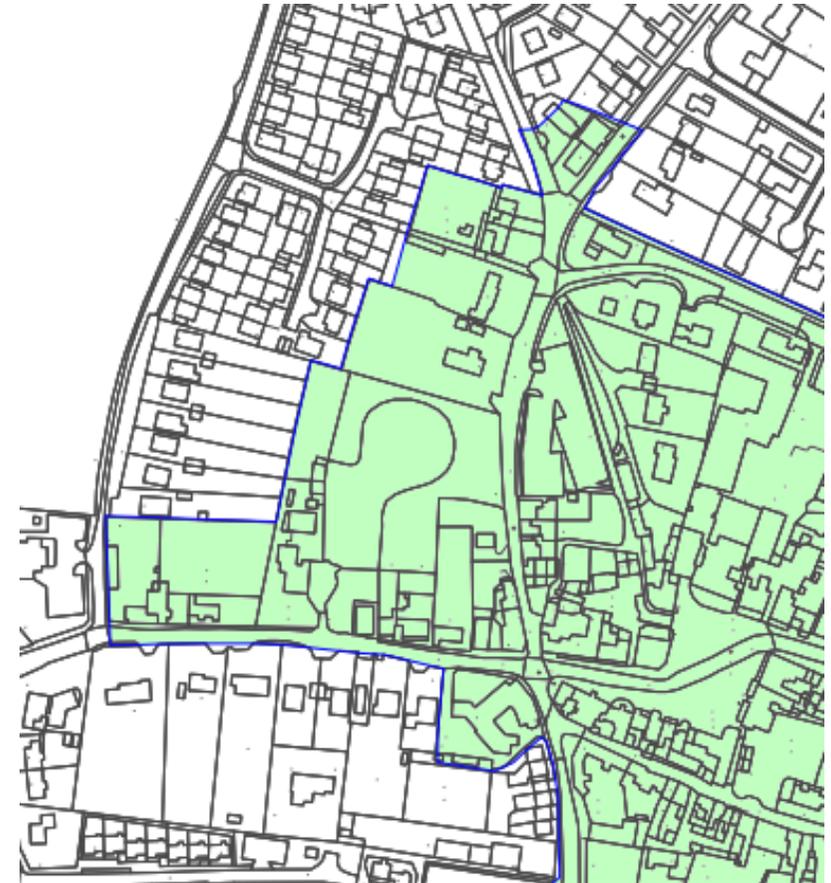


Figure 2

Conservation Area map extract.

archaeology mitigation works can be covered by a post approval condition.

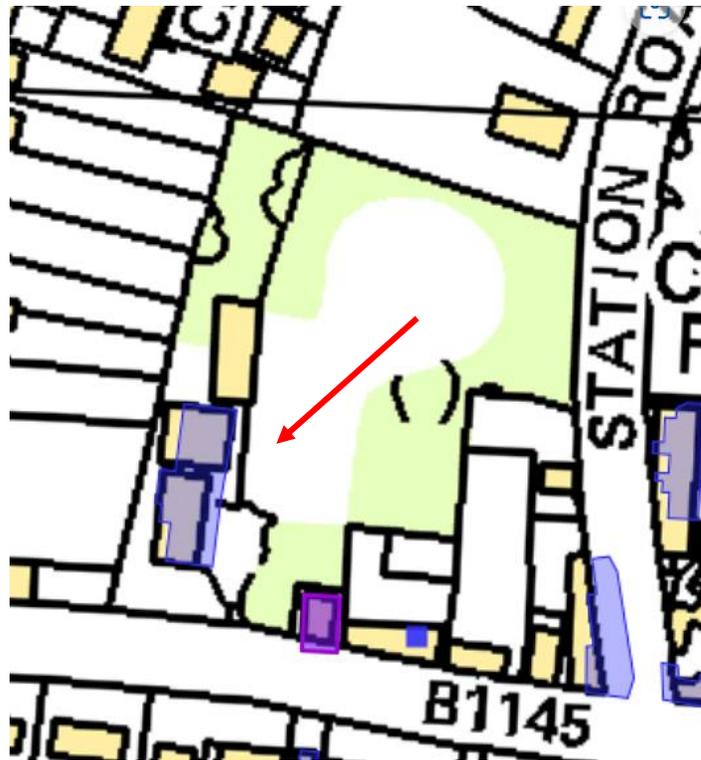


Figure 4
Extract from the NHER showing areas of archaeology.



Figure 3
Tithe Map 1840.

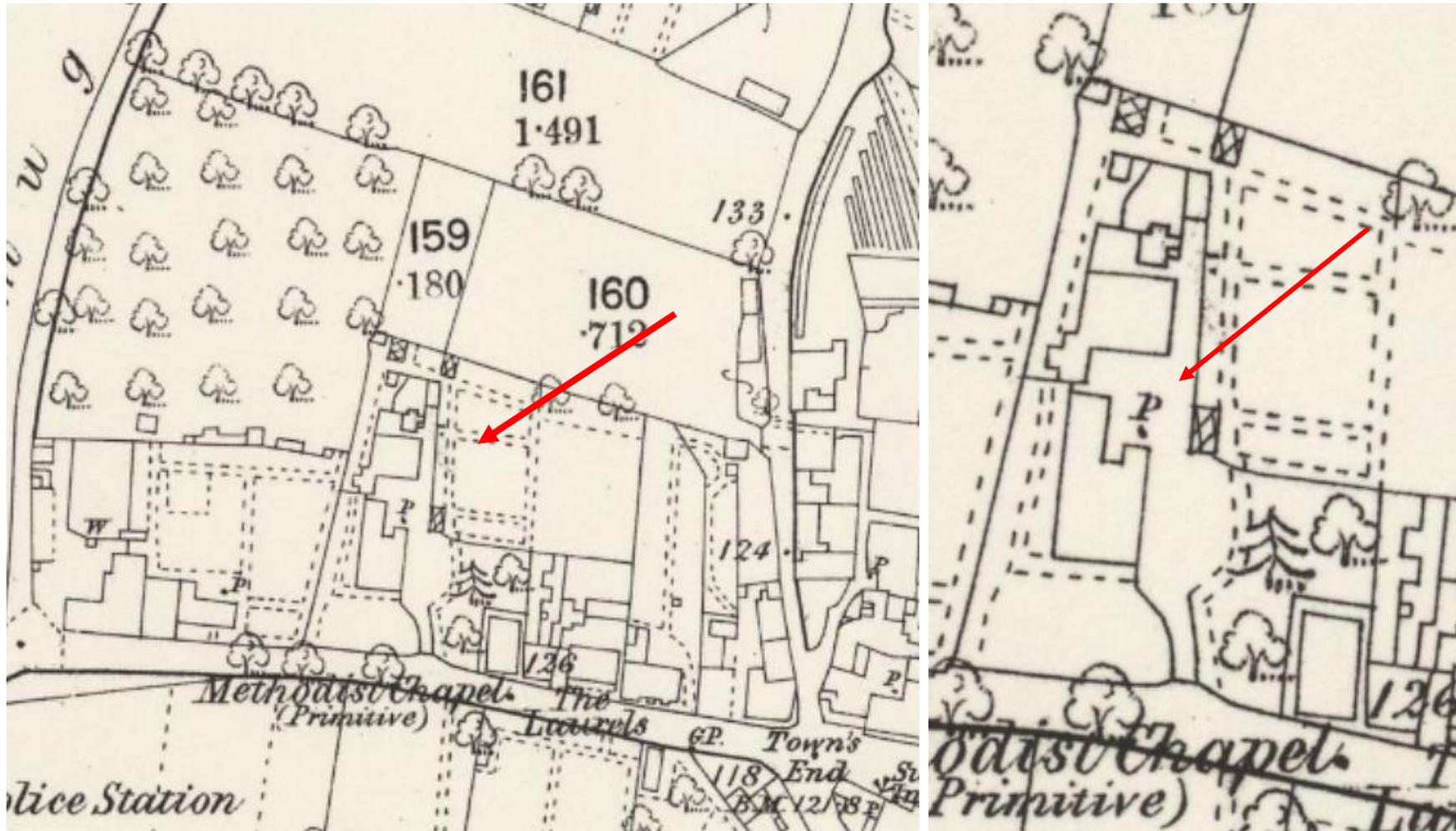


Figure 5

1885 OS Map with detail.



Figure 6

OS Maps 1905 and 1938. These maps show the side extension to the west as well as numerous glasshouses including the large heated one which does not appear to be built against a garden wall as in the current layout, but freestanding.



Figure 7

OS Map 1950: This is a very basic map and appears to blur some of the detail. It must be assumed that the buildings still appeared as on the 1938 Map as this is more or less the current arrangement.

However, this map shows the small link building south of the stables attached to the main house as described in the list description.

2.5 Assessing Significance

In heritage terms, significance has been defined as 'the value of a heritage asset to this and future generations because of its heritage interest' and as the sum of cultural and natural heritage values of a place. This assessment of significance has been based on desk-based research and a site visit. It considers the significance of the site, any relevant heritage assets and their settings and the context of the *Reepham Conservation Area*. Where appropriate reference has been made to the different types of values identified in Historic England's *Conservation Principles, Policies and Guidance*. These guidelines separate heritage values into four categories:

- *Evidential* The potential of a place to yield evidence about past human activity.
- *Historical* The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.
- *Aesthetic* The ways in which people draw sensory and intellectual stimulation from a place.
- *Communal* The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The relative contribution of the heritage values to the significance of the site are graded as either high, medium, low, neutral or detrimental, where:

- *High Significance* is attributable to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance.
- *Medium Significance* is attributable to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
- *Low Significance* is attributable to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of the site.
- *Neutral Significance* – elements of neutral significance typically do not possess any heritage values which are important to the site. As such, they neither contribute to – nor detract from – its overall character and understanding.
- *Detrimental* – elements that are intrusive to heritage value have characteristics which detract from the overall significance and character of the site.



Figure 8

South elevation, rear (north) and service wing east elevation, later extension to west and detail cement rendered north elevation and rebuilt south elevation of outbuilding attached to stables.

2.6 Significance

- **EYNESFORD HOUSE** Grade II

List description

Doctors house, circa 1848, of red brick and black pantiles. Double pile hipped roof of 2 storeys, with rear gabled service wing, 2 storey lean-to waiting room, and linked Tack Room and 2 storey coach house. South elevation, 3 bays, blank centrally on ground floor. East elevation 3 bays, blank to the left, with central fluted Doric porch, with columns, pilasters and entablature. 4 panel door with glazed fanlight. West elevation with hipped bay window, to left, and central staircase window with semi-circular head and gauged brick arch. Windows, sashes with glazing bars and segmental gauged brick arches. End chimney stacks. Lean-to extension, with half glazed door with glazing bars to east and semi-circular headed sash window to north on first floor. Service wing, 2 windows, casements with glazing bars with segmental brick arches. Tack Room, single storey, and coach house with stable door, Diocletian windows, coach house door and hay loft door. Brick dentil eaves, parapet gables and central axial louvred ventilator with ogee cap. Stable fittings intact.

A local history website for Reepham describes the following:

“On the opposite side of the road was the property of Dr. E. V. Perry, a local practitioner who lived at Eynesford House on Dereham Road (we only knew it as Dr. Perry’s). The house called “Shrublands” was occupied by Mrs. Laskey, a widow. Dr. Perry had another wing built on to this house in which he lived when he retired, Mrs. Laskey looking after him. The house was left to Mrs. Laskey when the Doctor died. The next house was also built by Dr. Perry for his gardener-chauffeur Mr. Nicholls. This house was built about 1922 and was left to Mr. Nicholls on the death of the doctor. We now come to what was a row of four cottages, the first of which was occupied by George Self, painter and decorator; the last in the row was occupied by another of Dr. Perry’s employees, William Tubby.”⁷

The house appears to be of three building phases, with the main house as a square around 1848, then the pentise and servants' wing before 1885 and a small side extension to the northwest shown on the 1905 map (see figure 6).

The house and stables appear to have been physically linked at the time of listing in 1983 (see list description), but the wall of the small linking section to the south of the stables has been rebuilt in a position that appears to replicate the 1885 position, perhaps slightly further north.

The Norfolk Historic Environment Record specifically mentions the *Pentise* waiting room. It appears that this was added at a later date. Whilst the brickwork on the

side elevation matches the original house extremely well, the north elevation with its stucco render is inconsistent and is likely to indicate a later building date. The 1885 OS map shows it with the pump that is still in situ. The survey drawing supports a later building date than the original house; there is an internal change in levels and the now internal wall of the study has the width of an (originally) external wall.

The service wing is of considerable size for a relatively small house such as this.

The interior is relatively plain and there are no features of particular note. There is a cellar that has two arched recesses and meat hooks around the walls with remains of the reed and plaster ceiling here.

➡ Eynesford House as a Grade II listed building derives its moderate to high significance from both the historical, aesthetic, evidential and communal values relating to its built fabric and past uses as well as its setting within substantial grounds.

The building is locally still remembered as the doctor's house and carries some communal value as such; however, it appears that the house was probably repurposed as a doctor's house during its lifetime requiring the addition of the entrance area for patients.

The complex of buildings is relatively unchanged and provides good evidence of the original town house with a large garden and orchard.

The setting is formed by the historic outbuildings and the large historic garden (partly walled) which makes an important positive contribution to the moderate to high significance of the house.



Figure 9

Top left: Cooling arches in cellar with doors.

Centre: Landing arches with later and lower infill.

Right: Fitted cupboards from the late 19th century in first floor servant's room.

- **COACH HOUSE and STABLES** Grade II curtilage listed

A coach house is a building similar to a cart shed used for storing a coach or pony trap, situated close to the house.

Typical features

- Has a large opening, usually with a door.

Significance • Survival is quite common as the building easily lends itself to conversion to a garage. Coach houses can – as seen here - incorporate a stable and a first-floor loft for hay and housing for a stablehand.

A stable is a building, or part of a building, for housing horses and their harnessing and tackle. A few stables dating to before 1700 have been identified in local surveys, while many more date from the 18th century.

Typical features

- Earlier stables are usually two-storey and well-lit buildings, with ground-floor windows, pitching openings and ventilation to the hay loft. Many are timber-framed and weatherboarded with brick and stone examples dating from the 18th century onwards.
- Stables dating from the 17th and 18th centuries are also found as part of combination barns and other buildings: here coach house and stables with hayloft.
- Wooden or cast-iron (for high-status or late examples) stalls with access to manger and hayrack: here wooden stalls with cast and wrought iron elements.

Figure 10

Coach House and Stable: View from South and historic floors and fittings.



- Floors of earth, stone flags/cobbles and from the mid-19th century of engineering brick, sloping to a drainage channel.
- Pegs for harness and tack, sometimes in a separate harness room with fireplace.
- Sometimes chaff boxes for storing feed, and cubby-holes for lanterns, grooming brushes, medicines etc.

Significance

- After the barn, the stable is often the oldest building on the farmstead. Here Coach House and Stables are contemporary with the house.
- Examples retaining internal fittings including stall partitions and feed racks are rare and significant.

In summary, the Coach House and Stables are good examples of this ancillary – now redundant - building type. This Grade II curtilage listed building derives its overall moderate significance from both the historical, aesthetic and evidential values relating to its built fabric and past uses as well as its setting. The stable fittings are of moderate significance due to the relatively late date and being a more common type. The survival of some of the historic flooring is significant.

The building forms an important positive group with the main house and other ancillary buildings as well as the landscaped garden.

- STORE AND EXISTING GARAGE BUILDING

The little single pitched store building appears to be contemporary with the house and the coach house whilst the current form of garage building first appears on the 1905 map. Both buildings are of low significance, but form a positive group with the listed buildings.



Figure 11

Store and Garage building with covered yard.

3 Preliminary Impact Assessment

3.1 Design Concept

The proposal seeks to sympathetically upgrade the historic doctor's house to a modern family home. It seeks to incorporate the *Coach House and Stables* within the residential accommodation.

Generally speaking, the proposed design seeks to respect the significance and setting of the group of heritage assets in question, but some change is required to allow the accommodation to be suitable for 21st century living.

It is intended to retain key features and reuse as many of the original fixtures and fittings as possible.

The below is an initial assessment of impact for pre-application purposes to identify and gain an understanding of any potential level of harm and benefits of the scheme.

3.2 House

Internally, some changes are required in the service wing to open up and improve circulation routes in a currently very disjointed arrangement.

Whilst this leads to some opening up of new doorways, these are consistent with the first floor and will not lead to any harm to the significance of the building. These will allow for some of the proposed redundant historic doors in the service wing to be reused (proposed openings into the larder/back kitchen and utility).

Major proposed intervention is the removal of the historic chimney stack at full height and the first floor in this area. This is required to allow for a larger open space kitchen and maximise positive design impact. In order to mitigate the loss of the historic fabric here - which will also lead to some loss of historic significance, it is intended to retain and reuse the historic servants' staircase. This will allow for some legibility of the original layout.

It is proposed to retrofit all windows with slimline double-glazed units. This is possible with no harm if a product such as *Timbalite* is used.

The proposal seeks to replace the existing floor coverings in kitchen and utility areas with historically sympathetic limestone floor slabs. Existing finishes here appear to mostly date to the late 20th century.

The historic door into the waiting room on the north corner of the west elevation will be reinstated. No harm.

The proposed first floor removal of 20th century screen and stud wall does not result in any harm.

Link extension

This is intended to link the house with the redundant stable and coach house block in a lightweight and transparent

way that allows for the historic redundant outbuilding to be used to a maximum extent, but also allows for the original design to be appreciated. The glazed link will allow for the external and internal spaces to interact and flow: it provides a fluid in-and-out space between the historic buildings as well as the yard and garden area.

The design allows for minimal impact, but there will clearly be a change to the existing arrangement which has potential to lead to some harm. Design detailing at full application stage should allow for mitigation of any harmful impacts.

3.3 Coach House

Externally, no changes are proposed except the link extension to the main house. Internally, some alterations are required including the removal of a small area of the upper floor and stable dividers; however, the intention is to re-use and retain as many of the most significant original elements as possible such as the brick flooring and the stable fittings. This will be further detailed at full application stage.

The above-mentioned alterations to the existing floorplan and removal of historic material are elements of the proposal that have potential to lead to less than substantial harm to the heritage significance of the asset.

3.4 Proposed Heated Glasshouse

A traditionally designed glasshouse is proposed against the backdrop of a kitchen garden in the southeastern part of the garden. The reinstatement of a substantial



Figure 12

Site for New garage building.

glasshouse - in a slightly different location - could lead to some considerable enhancement and public benefit (please see conclusion for further details how this is considered a public benefit). Once the principal of development is established, this will be further detailed at full application stage.



Figure 13

Site of former heated glasshouse.

3.5 Outbuildings

These buildings will be retained relatively unaltered; the existing garage building (curtilage listed) appears to date to the early 20th century and is of low significance. Proposed changes are considered acceptable and not harmful to the overall significance of the listed asset and the site.

3.6 Proposed new Garage Building

This building has a relatively large proposed footprint; however, mitigation can be achieved by a sympathetic scale, materials and orientation. The west elevation facing the house will appear like an outbuilding in red brick and pantiles in a cartshed type design. The site is well hidden from views which will mitigate any potential negative visual impact (see figure 10).

4 Explore the way to maximise enhancement and avoid or minimise harm

The proposal successfully includes enhancement and minimises harm as suggested in paragraph 197 of the NPPF and outlined in Historic England's guidance on the setting of heritage assets.

- Restoring or revealing a lost historic feature or view: the large heated glasshouse in the garden will be reinstated.
- Changes to its design: Design changes have been made during the design process in consultation with contura heritage in order to avoid and minimise harm.

5 Conclusion

- 5.1 It is important to bear in mind the above-mentioned *Conservation Principles* that state that if conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance. The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, **but few places are so sensitive that they, or their settings, present no opportunities for change.**

The former *Doctor's House with Coach House and Stables*, ancillary Stables and the group of outbuildings that accompany both form a group of listed and curtilage listed buildings of moderate to high significance. The group is visually relatively enclosed and whilst the main house is visible from Dereham Road, the rest of the buildings are in the private grounds and not visible from the public highway.

In summary, the group does not make a significant contribution to this part of the Conservation Area, but is an important historic grouping due to its relatively unaltered original historic form.

5.2 Summary of Impact and Mitigation

Changes in time and society mean that the former uses of the buildings have become superfluous and the buildings are subject to change; the relatively sensitive interiors of

the buildings will be subject to less than substantial harm due to some elements of demolition and change to historic layouts and appearance.

Overall, whilst there will be some less than substantial harm to the interior significance of the building, overall, this is outweighed by the public benefit of preserving the buildings for future generations by means of giving it a sustainable long-term use.

Further mitigation of the harm can be achieved by a Level 2 or Level 3 Historic Building Record at full application stage in order to provide an archive record before any changes are executed.

- 5.3 The above identified potential for less than substantial harm to the significance of the former *Doctor's House with Coach House and Stables* triggers the requirement for public benefit. Section 202 of the NPPF states "where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefit of the proposal".

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits⁸ may follow from many developments and could derive from anything that delivers economic, social or environmental objectives as described in the *National Planning Policy Framework* (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. **However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.**

Examples of heritage benefits that are suggested in the guidance and apply here are the following:

- reducing or removing risks to a heritage asset: the former *Coach House and Stables* is likely to become heritage at risk unless a new viable use is found.
- securing the future optimum viable use of a heritage asset in support of its long-term conservation: the conversion to a residential use is the optimum viable use for this asset due to its location, access restrictions and the economic implications of the conversion.

5.4 The development complies with the requirements of Section 66 (1) of the Planning (LB and CA) Act, section 16 of the NPPF and other relevant national and local policies, advice and guidance.

⁸ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>, Paragraph: 020 Reference ID: 18a-020-20190723.

6 Appendices

6.1 National and local policies, advice and guidance

Section 66.1 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* states "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 adds that "with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

National Planning Policy Framework 2021 with specific reference to 16. 189 – 208.

Other relevant documents are the National Planning Policy Guidance (NPPG) *Conserving and enhancing the historic environment* 2019, which advises on enhancing and conserving the historic environment, Historic England's *Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment*, July 2016 and *Good Practice Advice in Planning 3 – The Setting of Heritage Assets*, December 2017.

Local Policies of the Broadland Local Plan are also relevant.

6.2 Records

Historic England: The List

EYNESFORD HOUSE, DEREHAM ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1342809

Date first listed: 22-Jul-1983

List Entry Name: EYNESFORD HOUSE

Statutory Address 1: EYNESFORD HOUSE, DEREHAM ROAD

County: Norfolk

District: Broadland (District Authority)

Parish: Reepham

National Grid Reference: TG 09825 22905

Details

TG 08 22 REEPHAM DEREHAM ROAD 7/73 Eynesford House.

II

Doctors house, circa 1848, of red brick and black pantiles. Double pile hipped roof of. 2 storeys, with rear gabled service wing, 2 storey lean-to waiting room, and linked Tack Room and 2 storey coach house. South elevation, 3 bays, blank centrally on ground floor. East elevation 3 bays, blank to the left, with central fluted Doric porch, with columns, pilasters and entablature. 4 panel door with glazed fanlight. West elevation with hipped bay window, to left, and central staircase window with semi-circular head and gauged brick arch. Windows, sashes with glazing bars and segmental gauged brick arches. End chimney stacks. Lean-to extension, with half glazed door with glazing bars to east and semi-circular headed sash

window to north on first floor. Service wing, 2 windows, casements with glazing bars with segmental brick arches. Tack Room, single storey, and coach house with stable door, Diocletian windows, coach house door and hay loft door. Brick dentil eaves, parapet gables and central axial louvred ventilator with ogee cap. Stable fittings intact.

Listing NGR: TG0982522905

6.3 References

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework 2021 (NPPF).
- National Planning Policy Guidance Historic Environment 2019.
- PPG *Conserving and enhancing the historic environment* 2019.
- Historic England's *Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking in the Historic Environment*, July 2015.
- Historic England: *Historic Environment Good Practice Advice in Planning: Note 3 – The Setting of Heritage Assets* 2017.
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