



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Heritage Statement

Scole Inn Hotel The Street Scole Norfolk

IP21 4DR

Erection of a Temporary Marquee

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Drafted by **Planning By Design**

Introduction and Methodology

This Heritage Statement has been prepared by Planning by Design and was produced in August 2023.

This assessment is intended to accompany an application for planning permission for a temporary marquee at the Scole Inn Hotel The Street Scole Norfolk IP21 4DR.

The aim of this report is to satisfy the requirement of paragraph 194 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).

This assessment is informed by an analysis of the site, the existing buildings and their environs. The Heritage Statement is further informed by an analysis of historic maps of the area, and a review of known information about the site from various sources (including the Historic Environment Record (HER)).

Heritage Planning Context

The application Site is located within the Scole Conservation Area. It comprises the rear of a large public house, which is Grade I Listed and Grade II Listed former stables.

The curtilage to the rear of the stables measures approximately 0.5 hectares. It is surrounded and physically adjoins adjacent curtilages of residential properties, commercial premises, and undeveloped pasture.

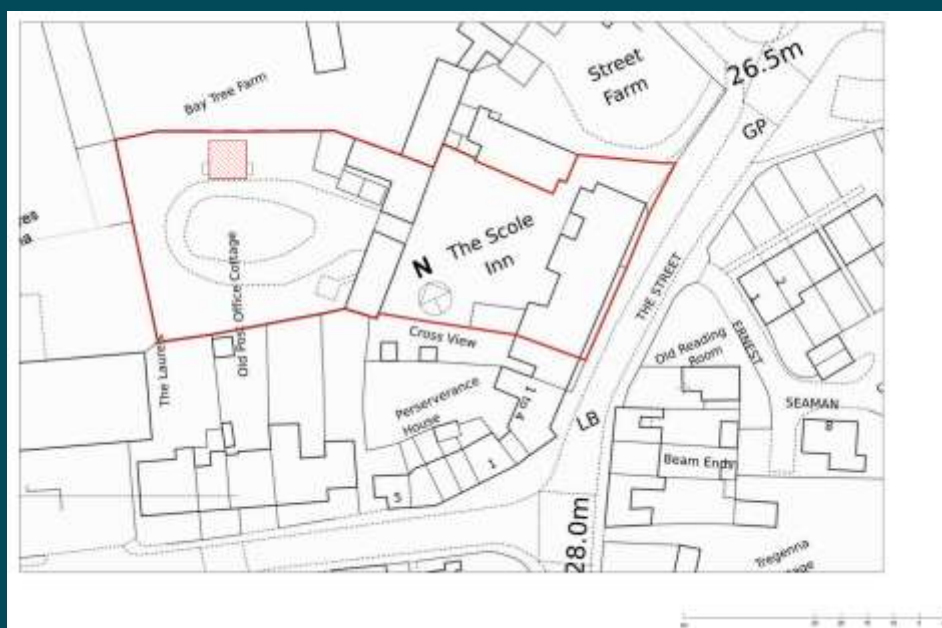


Fig 1 – Site location plan (site identified with a red line boundary)

The Scole Inn Hotel was originally a coaching inn, and therefore used by customers for short-term, often overnight stays, which continues to this day as a hotel. It includes a bar (and restaurant) located on the ground floor.

Legislation, planning policy and guidance

The proposals should be assessed in accordance with the following policies and guidance which seek to protect the significance of designated heritage assets and their settings:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
- National Planning Policy Framework (July 2021)
- National Planning Practice Guidance – Enhancing and Conserving the Historic Environment (Revised July 2019)
- Historic England’s Good Practice Advice in Planning Note 2 “Managing Significance in Decision-Taking in the Historic Environment”
- Historic England’s Good Practice Advice in Planning Note 3 “The Setting of Heritage Assets (2nd Edition)”

At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 11-14).

The purpose of this Heritage Statement is to satisfy paragraph 194 of the National Planning Policy Framework which states that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting’ and to assess whether the proposed development meets the test of sustainable development as regards its impact on the historic environment.

The statutory protection for Conservation Areas is laid out in the 1990 Planning (Listed Buildings and Conservation Areas) Act. The Act defines a Conservation Area as an area identified by the Local Planning Authority as having 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (s69(1)(a)). Section 72 of the Act requires planning authorities to pay 'special attention' to 'the desirability of preserving or enhancing the character or appearance of that area'.

It is recognised in national planning guidance that this does not mean that every aspect of a Conservation Area's character or appearance is to be preserved or enhanced: 'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.' (National Planning Policy Framework paragraph 207). Development should conserve or enhance those elements of a Conservation Area's character or appearance that positively contribute to its special architectural or historic interest.

The NPPF requires in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account 'the desirability of sustaining and enhancing the

significance of such heritage assets and of putting them to viable uses consistent with their conservation' (NPPF 2021 paragraph 197a).

In the case of designated heritage assets such as the Conservation Area the NPPF requires that 'great weight' is given to the conservation of the asset, and 'the more important the asset, the greater the weight should be' (NPPF paragraph 199).

If the development will lead to 'substantial harm' to the significance of a designated heritage asset, paragraph 201 of the NPPF indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public or if the proposal can meet a number of specific conditions. If the development leads to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 202 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

In contrast to designated heritage assets, the NPPF does not require planning authorities to give 'great weight' to the conservation of non-designated heritage assets. It does not require that harm requires 'clear and convincing justification'. Instead, the NPPF states that: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.' (NPPF paragraph 203).

Paragraph 138 of the Historic England Conservation Principles, Policies and Guidance states that new work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

Local Planning Policy

South Norfolk Local Plan Development Management Policies 2015

Policy DM 4.10 Heritage Assets states that all development proposals must have regard to the historic environment and take account of the contribution which heritage assets make to the significance of an area and its sense of place, as defined by reference to the national and local evidence base relating to heritage.

Change of use, alterations and extensions affecting the significance of a designated heritage asset, including its setting, must have regard to and positively respond to, that significance. Proposals must sustain, and where possible enhance and better reveal the significance of the asset and make a positive contribution to local distinctiveness.

Proposals must show how the significance of the heritage asset has been assessed and taken into account by reference to the Historic Environment Record, suitable expertise and other evidence/research as may be necessary.

Considerable importance and weight must be given to the desirability of preserving listed buildings, their settings and the character and appearance of conservation areas. Development should avoid causing any loss to a heritage asset, or harm to it. Substantial harm or total loss will only be justified where it can be demonstrated that it is necessary to achieve substantial benefits or where the retention of the asset is unsustainable, no viable alternatives can be identified and the harm or loss is outweighed by the benefits of bringing the site back into use.

Less than substantial harm will only be justified where there are public benefits that outweigh the harm. In carrying out this planning balance, less than substantial harm will be afforded considerable importance and weight. Proposals which adversely affect the significance of a heritage asset will only exceptionally be permitted where clear and convincing justification is provided.

Assessment of Significance

The heritage assets affected by the development include:

- The Scole Conservation Area
- Surrounding Grade I and II Listed Buildings

Scole Conservation Area

The Scole Conservation Area Character Appraisal and Management Guidelines December 2017 lists as its key characteristics:

- Concentration of built form at historic crossroads dominated by the Scole Inn
- Important C14 church, (despite damage in 1960s,) on raised platform
- Key contribution of trees and open spaces/recreation areas to the south
- Modern expansion and development to east and south.

The Conservation Appraisal mentions the following:

The centre of Scole developed around the Scole Inn, although there were a number of buildings already in this part of the village. The Inn was built in 1655 by John Peck and

is described by Pevsner as one of the “most ambitious buildings in England erected specially for the purpose of offering hospitality to travellers”.

In the 17th and 18th century, the Scole Inn, and the parish had regular visits by horse drawn services on route to Norwich or London. Purpose built stables were erected in 1829.

The advent of the Great Eastern Railway affected the Scole Inn and it was sold in 1864 together with adjoining land comprising some 27 acres, for £670 to William Webb. There was a railway link from Scole to Diss with a terminus behind the Scole Inn at a later date (1935 in the case of Billingford and Thelveton). He carried out various repairs and restorations. Further restoration in the 1920s restored the importance of the Inn, this time to car borne travellers.

The oblique view of the Scole Inn is impressive with its remarkable brickwork, Dutch gables and ‘statue’ like chimneys. The present sign is of great interest, although the original sign, referred to in section 2, must have been very striking. The building appears in good condition. The removal of the effect of constant traffic brought about by the bypass must benefit the fabric. The awkward entrance to the rear courtyard is worth negotiating - the rear of the Inn has much to offer, while the stables have been well converted into additional accommodation. Street Farmhouse completes the courtyard, although this view is not impressive. The barn adjoining is of a similar scale with a good timber frame and roof structure. The trees in the garden provide a welcome breathing space. There is a low wall to the road.

The most significant open space is the churchyard which provides the setting for the church;

Conservation Area Guidelines include advice on:

- Tree and Hedge Planting
- Wires
- Unsympathetic alterations - Every effort should be taken to retain original historic features, or to reinstate them where possible.

Listed buildings

The nearest listed building to the application site includes:

- a) Scole Inn, Norwich Road (Grade I Listed)
- b) Stables immediately north-west of Scole Inn (Grade II Listed)
- c) Street Farmhouse (Grade II Listed)
- d) Barn immediately north-west of street farmhouse (Grade II Listed)



Fig 2 – Listed buildings

Scale Inn, Norwich Road (Grade I Listed) - 1655

A very lavish mid C17 inn. Print dated 1745 shows the elaborate sign of 1655 extended across the road in front with footbridge over. The sign has been demolished. Fine red brick building in English bond. Two storeys and attic. Five Dutch gables, some rebuilt, with alternating segmental and triangular pediments. Tiled roof with Dutch gable ends. Moulded brick cornice and string course. Giant brick rusticated angle pilasters. Flat pilasters in 2 orders between. Ground and first floor 3-light sashes in segmental headed openings, 3 on first floor with shaped brick aprons. Ground floor left early C19 bow with thin reeded pilasters and cornice, glazing bars intact. Four and 5-light attic casements with leaded panes and moulded brick cornices over. Three original moulded and panelled doors in moulded doorcases, the centre one with rectangular fanlights. Large brick chimney stacks with round-headed panelled sides, the centre one with round shafts and panelled base. Rear: 3 projecting wings with Dutch gables. Stuccoed (first floor right rusticated) bays between have twin gables, first floor windows have flanking wooden pilasters supporting entablatures with pulvinated friezes. Ground floor supported on wooden Tuscan columns, in antis, with balustrade. Interior: solid staircase in centre rear wing with heavy turned balusters, square newels with finials and pendants, moulded rail and string with linked ovals and lozenges. First floor assembly room with moulded ceiling. Another first floor room with moulded plaster ceiling and chimney piece with flanking Ionic pilasters. Contains many original doorcases, doors, fireplaces and moulded ceiling beams.

Stables immediately north-west of Scale Inn (Grade II Listed)

Dated 1829. Red brick range of stables. Low pitched slate roof with gabled ends. Central gabled round archway through with round opening and panel in gable

inscribed "H H 1829". Flanking centre: 2 storey ranges, ground floor round-headed doorways and windows, first floor tall straight headed casements.

Street Farmhouse (Grade II Listed)

C17 timber-frame house, plastered. Steep gable ended roof with modern tiles. Brick chimney stack off centre. Two storeys and attic. Four widely spaced windows. Two 3 and 5-light casements. Late C19 gabled dormer. Doorway in front of chimney stack with early C19 doorcase with reeded pilasters and entablature and flush panelled door.

Barn immediately north-west of street farmhouse (Grade II Listed)

C17 timber-frame barn. Weatherboarded and rendered. Steep gable-ended roof with new tiles. Modern brick faced north-east end. Modern or C19 lean-to on south-west side.

Heritage Impact of the Proposed Development

Proposed works

The proposed development involves the erection of a detached marquee to the rear (west) of the building, inclusive of two access ramps at its east and west entrances, respectively. The proposed marquee is to be installed for the purposes of providing additional seating for increased visitors over the summer months at The Scole Inn. It is proposed to be situated 2m from the northern site boundary, which is the closest boundary to the proposed site, and defines the adjacent residential curtilage of Bay Tree Farm.

Proposed measurements of the marquee are: L7050mm x W7050mm x H3000mm.

Proposed external materials are: PVC coated canvas on a galvanised steel frame Clear glazed aluminium doors in aluminium frames Clear PVC vision panels 2no. checker-plate steel/aluminium ramps,

Impact

In accordance with Heritage England's "Temporary Structures in Historic Places" there should not be a presumption against temporary structures simply because they are visible in the historic environment.

This application for a temporary marquee is in keeping with the Conservation Area description as it does not affect key views from the public realm including the view into The Scole Inn, the rear courtyard or the front boundary treatments and cannot be seen from the road.

The temporary nature of the marquee together with its location to the rear of the buildings will not compromise or detract from the setting of the listed buildings.

The proposed marquee will not have an impact on existing trees or shrubbery and it does not make any change to the existing features.

The proposal is modest and represents an appropriate design for its context, with no detrimental impacts taking place upon the appearance, character, quality and local distinctiveness of the historic environment.

Benefits

There are a number of potential heritage benefits listed in the Historic Environment Planning Practice Guide⁵ to PPS 5 (para 79) that could weigh in favour of a proposed scheme affecting the historic environment:

- It secures the optimum viable use of a heritage asset in support of its long term conservation.
- It makes a positive contribution to economic vitality and sustainable communities.
- It will be an important source of income which can help to fund the repair and maintenance of heritage assets;
- It will accommodate a range of cultural, sporting and educational activities;
- It will increase the capacity of historic sites temporarily, and bring a wider range of visitors;
- The proposed marquee can accommodate activities such as hospitality which might pose an unacceptable risk if held in historic buildings; this is especially important in relation to historically important interiors which would be vulnerable to accidental damage and general 'wear and tear';
- It will obviate the need for more permanent forms of development;

From the above assessment it is reasonable to conclude that there are no heritage grounds for withholding consent for the application.

Conclusion

The statement has provided details of designated heritage assets affected by the proposed development, along with an assessment of the impact of the proposal on their significance.

It is considered that the development will preserve the character or appearance of the Conservation Area. It is also considered that no harm will occur to the surrounding listed buildings. In addition, the proposal will generate significant benefits.

The proposed development presented in this application is policy-compliant with sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 12 (Conserving and enhancing the historic environment) of the NPPF.

Appendix 1 – historic images



1. Earliest image with sign spanning over the road



2. Early 20th Century image



3. Early 20th century image, with petrol pump on the corner and indicating a garage to the rear



4. Early 20th Century image of the rear



5. The Scole Inn- post 1945