

Listed Building Consent Application

Heritage Statement

In Respect Of

**Oak Cottage
Cheneys Lane
Tacolneston
Norfolk
NR16 1DB**

11th January 2024

Historic Interest

From British Listed Buildings

C17 timber-frame cottage. Plastered with thatched roof with gabled ends. Rendered brick chimney stack off centre. One storey and attic (attic windows in gable ends). Modern casements with leaded panes.

Listing NGR: TM1424494292

Setting

The property is situated on a small country lane in Tacolneston, Norfolk. It is set back from the road and is partially visible due to its location, there are also various trees and bushes blocking the view of the property from the road. The windows proposed to be changed are almost impossible to be seen from the roadside. There is parking for vehicles at the front of the property.

Heritage Impact Assessment

Oak Cottage is a Grade II listed property. The daily entrance into the house is located on the front elevation and leads directly from the driveway. The existing windows proposed to be replaced are now in an increasingly poor condition and in places they are rotting and showing signs of decay which could penetrate the fabric of the building and will eventually cause serious problems if not attended to.

We appreciate the architectural significant and historic fabric of merit but we feel that the replacement of these windows with a matching item would be an enhancement and continuation of the special character of the property. It is regrettable that the replacement of these windows will result in loss of some modern/lesser historical fabric, however it is considered that the overall enhancement along with securing the long term use of the property out ways the less than substantial harm caused.