

Study

Conservation Area Appraisal and Management Plan

July 2022



PURCELL 

Contents

How to Use This Document	03
How to Use the Layered PDF in Appendix D	04
Frequently Asked Questions	05

1 Introduction	06
1.1 Proposed Study Conservation Area	07
1.2 What is a Conservation Area?	07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan	08
1.4 What Does Designation Mean for Me?	10
1.5 Pre-Application Advice	10
1.6 Who Have We Consulted While Preparing this Plan?	10
1.7 What Do These Terms Mean?	11
1.8 Abbreviations	11

2 Summary of Special Interest	12
--------------------------------------	---------------------------

3 Historic Development	14
3.1 Early History	15
3.2 Medieval	15

<i>(Continued)</i>	
3.3 Seventeenth and Eighteenth Century	16
3.4 Nineteenth Century	18
3.5 Twentieth and Twenty-First Century	20

4 Character Assessment	23
4.1 Location and Topography	24
4.2 Setting and Views	26
4.3 Townscape, Spatial Analysis and Greenery	38
4.4 Architecture	45

5 Heritage Assets	56
5.1 Introduction	57
5.2 Listed Buildings	57
5.3 Locally Listed Buildings	57
5.4 Heritage Assets Plan	58
5.5 Archaeology Summary	59

6 Street-by-Street Assessment	60
1 Brinton Road (North-South)	62
2 Brinton Road (East-West)	64
3 Hunworth Road	66

7 Vulnerabilities and Opportunities	67
7.1 Condition	68
7.2 Negative Features, Materials and Techniques	69
7.3 Pressures from Development	71
7.4 Rural Character and Suburbanisation	72
7.5 Second Home Owners and Holiday Cottages	73
7.6 Dark Skies and Light Pollution	73
7.7 Agricultural Uses	73
7.8 River Location and Climate Change	74

8 Management Plan	75
8.1 Introduction	76
8.2 Conservation Philosophy	77
8.3 Recommendations	78

9 Further Information	86
------------------------------	---------------------------

Appendices	89
A Endnotes and Bibliography	90
B Glossary of Terms	93
C Audit of Heritage Assets	95
D Full Size Plans	98

How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

3	Historic Development	11
3.1	Early History	12
3.2	Medieval History	12



Contents
3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



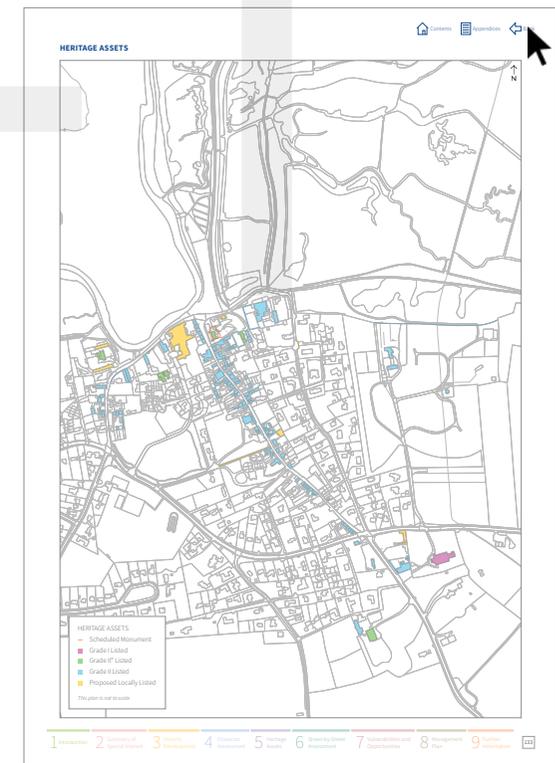
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

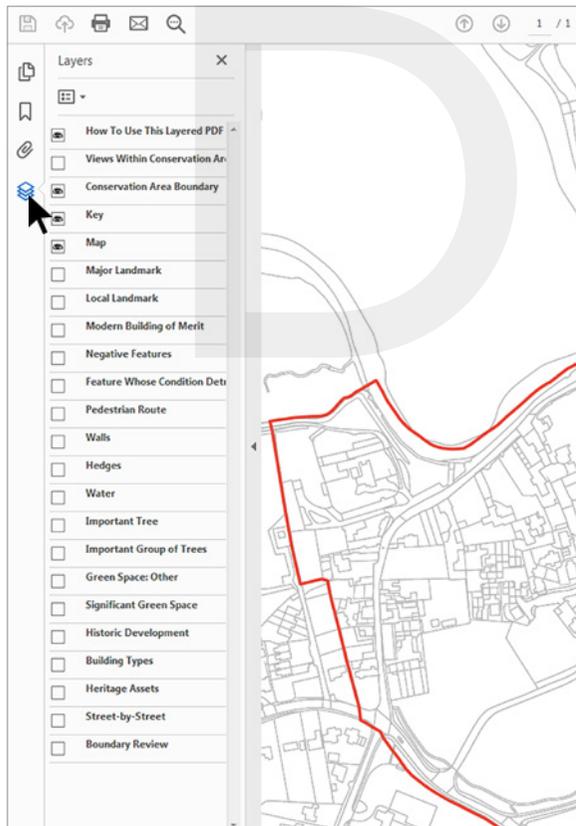


How to Use the Layered PDF in Appendix D

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

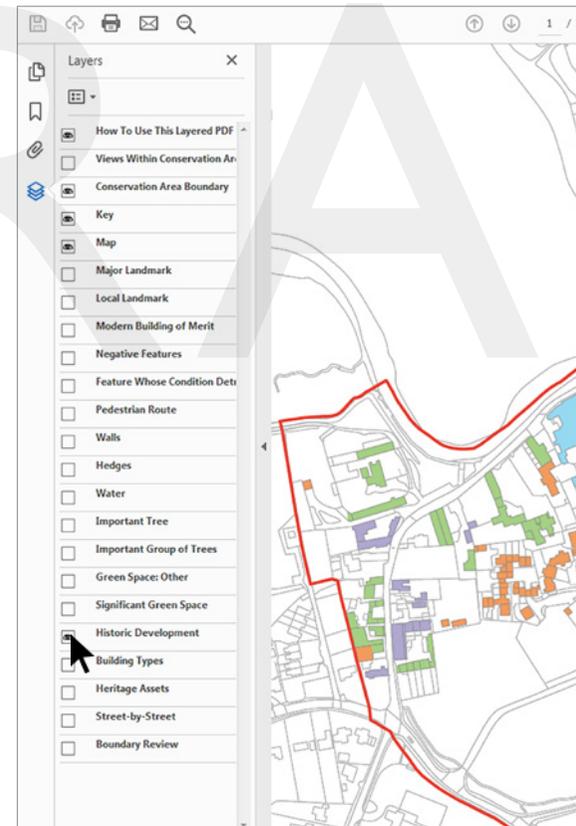
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



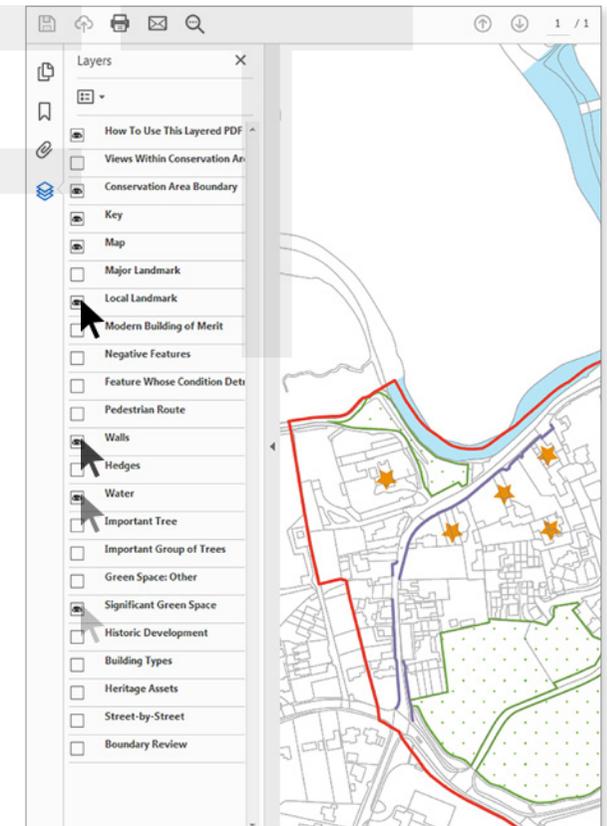
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.7](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Study Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

Contents

- [1.1 Proposed Study Conservation Area](#)
- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)
- [1.8 Abbreviations](#)

1.1 PROPOSED STUDY CONSERVATION AREA

Stody is not currently its own Conservation Area, though it is currently within the Glaven Valley Conservation Area. However, this Conservation Area Appraisal sets out the reasons why it is considered that the village should be designated as a Conservation Area in its own right. The proposed designation covers the whole of the village, from Kendles Farm to the north-west, eastwards along Brinton Road which turns south to Stody Hall and St. Mary's Church. It then extends east along Hunworth Road up to and including Vale House.

The buildings in the village are typical of North Norfolk, with a flint round tower church, brick and flint cottages, and farm buildings on the outskirts. The main house in the village is Stody Hall, near to the church and with its own farm buildings adjacent. The green agricultural landscape and the Briningham and Burgh Beck tributaries of the River Glaven contribute to the setting of the village.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.⁰¹

Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2021)* sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the proposed Stody Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Stody Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- ***Record and analyse the special interest of proposed Study Conservation Area;***
- ***Recognise the designated and non-designated heritage assets which comprise the Conservation Area;***
- ***Identify issues relating to condition and pressures for change;***
- ***Identify opportunities for the enhancement of the Conservation Area;***
- ***Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and***
- ***Set out any proposals for changes to the Conservation Area boundary.***

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*



1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees requires permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the proposed Stody Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Proposed Stody Conservation Area Appraisal and Management Plan was made available for public consultation across an eight-week period between 22nd November 2021 and 21st January 2022. This included the publication of the draft document on North Norfolk District Council's website and public consultation workshops held at the village halls at Hunworth and Sharrington on 15th December 2021.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Comments on the Conservation Areas were invited through NNDC's website during 2020 and 2021 an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

The Study Estate has also assisted with the preparation of the appraisal.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

1.8 ABBREVIATIONS

AONB: Area of Outstanding Natural Beauty

LDF: Local Development Framework

NHER: Norfolk Historic Environment Record

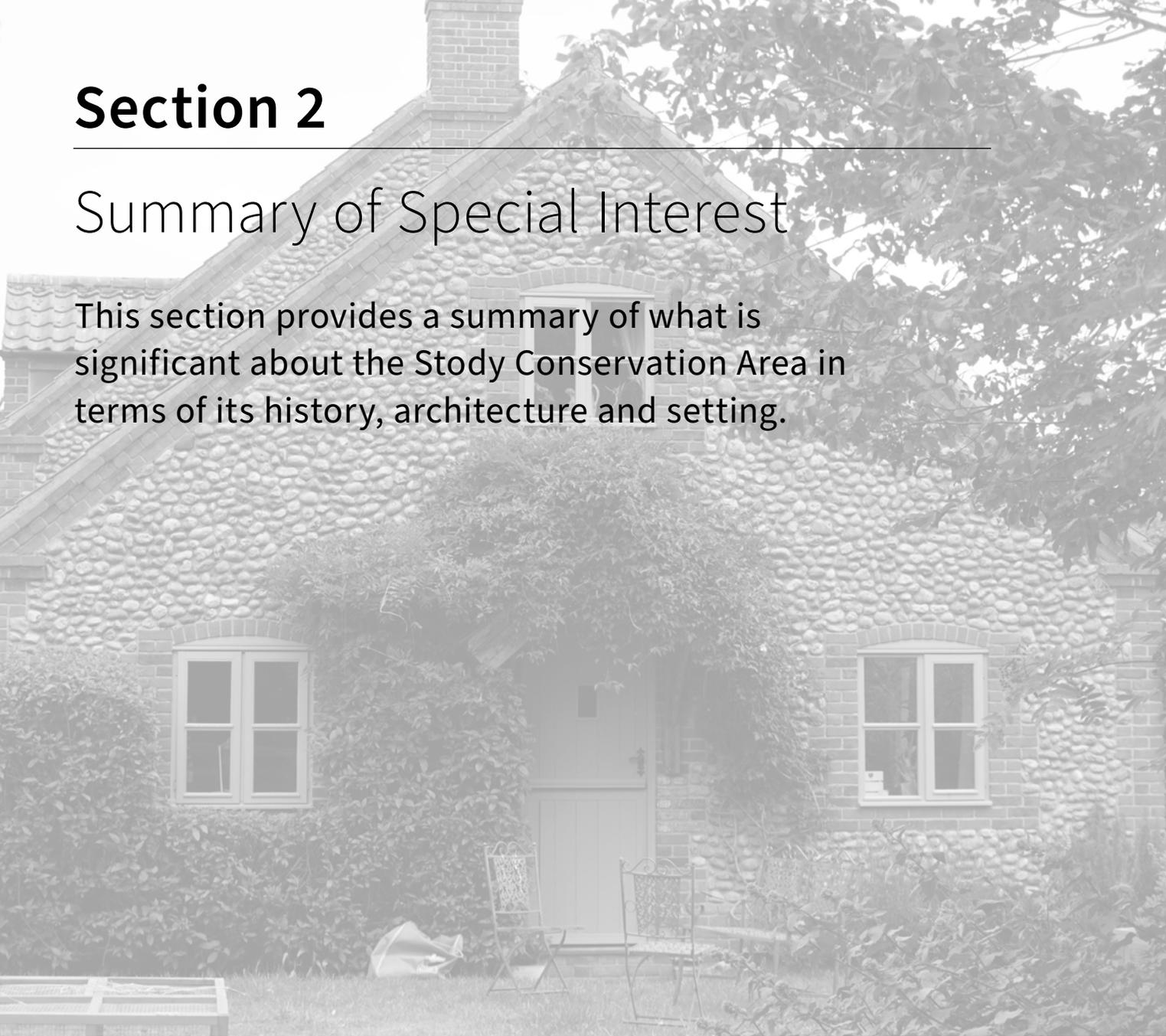
NNDC: North Norfolk District Council

NPPF: National Planning Policy Framework

SSSI: Site of Special Scientific Interest

TPO: Tree Protection Order

uPVC: Unplasticised Polyvinyl Chloride



Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Study Conservation Area in terms of its history, architecture and setting.



Contents



Appendices

2 Summary of Special Interest

An understated estate village, Stody is a dispersed, mostly linear settlement that drifts round the curve of Brinton Road and trails along the gentle bends of Hunworth Road. Shaping the undulating topography of the village, the two becks, tributaries of the River Glen, run through the village from east to west. The round tower church is prominently located on a slope above the Briningham Beck, creating attractive views of the Grade I listed flint building. Together the church and Stody Hall form the traditional heart of the vernacular Norfolk village.

Stody has a long history with the earliest occupation of the village dating back to the Neolithic period. The round tower of the Church of St Mary is thought to have Anglo-Saxon origins with a fifteenth century chancel, whilst Stody Hall was built later in the late seventeenth/early eighteenth century on the site of a medieval manor. Water milling was an important industry in North Norfolk and three mills were once present in the village but no longer remain. The hall and village have passed through the hands of several different families and the historical land ownership of the village has often been the same as Hunworth.

There are relatively few buildings in Stody and they are mostly vernacular and constructed with the traditional North Norfolk materials of flint, red brick and red clay pantiles. There are exceptions of stone and slate tiles present on the church and corrugated iron on one of the modern barns at Stody Hall Barns. The most significant buildings in Stody are recognised by their national heritage designations. The grade I listed Church of St Mary has a round tower with an attractive knapped flint trefoil pattern reflecting the status of the building. Vale House is a late Elizabethan farmhouse at the east end of the village whilst 5 and 6 Hunworth Road are nineteenth century cottages that are typical of the area. There are two grade II listed buildings at Kendles Farm at the north end of the village, one being a lofted farmyard range and the other a barn. The successor to the medieval manor house, Stody Hall, a large vernacular brick and flint house, is proposed for local listing. The village is mainly residential with a scattering of flint and red brick cottages and medium sized houses. The Old King William public house in the north end of the village was sensitively converted into residential use in the twentieth century. Conversions of buildings from their original use have been sensitive and subtle throughout the village.

In essence, Stody is agricultural as shown by the farms in and around the village and the fields that encircle it. The beck which cuts through the centre of the village is a defining feature which can be heard as well as seen from the bridge on Brinton Road. Brinton and Hunworth Roads are lined with hedgerows, mature trees and grassy verges which contribute to the rural character and contrasting feelings of enclosure and openness as one moves through the village. The well-tended gardens contribute to the green setting of the buildings.

The setting of the Conservation Area is a key part of its character. The built development within Stody is dispersed in small groups of residential buildings with farmsteads situated on the edges of the village. The open fields which surround the Conservation Area enable key views across the village. Views of importance are of the round tower of the Church of St Mary and views which frame the flint, red brick and red clay pantile palette of the village buildings against a green countryside backdrop.

Section 3

Historic Development

This section describes the history of Stody and discusses how the settlement pattern has developed over time.

Contents

[3.1 Early History](#)

[3.2 Medieval](#)

[3.3 Seventeenth and Eighteenth Century](#)

[3.4 Nineteenth Century](#)

[3.5 Twentieth and Twenty-First Century](#)

The round church tower at Stody is thought to be Anglo-Saxon in origin, whilst the settlement itself was first mentioned in the Domesday Book of 1086. The settlement has long been small and rural and the development we see today was largely in place before the nineteenth century. Stody centres around the church, which is predominantly fifteenth century, and the seventeenth/eighteenth-century Stody Hall, whilst a couple of outlying farms and cottages of a similar date are scattered along Brinton Road and Hunworth Road. The twentieth century brought very little change to Stody except the conversion of former public houses to dwellings and the extension of existing farm buildings.

3.1 EARLY HISTORY

Human settlement in the parish of Stody dates back to the Neolithic period, with evidence of human activity illustrated by finds including polished flint axeheads, an arrow head and other flint tools. Evidence of human life in the area in the Bronze Age is suggested by copper alloy axe heads, a dagger blade and a spearhead. Whilst structural remains have not been found from the Iron Age or Roman period, coins, brooches and pottery fragments have been discovered in the parish from the Roman period.⁰⁴

The earliest standing fabric in the village is the flint round tower of St Mary's Church.

3.2 MEDIEVAL

In the Domesday Survey of 1086, Stody had 11 households under three owners: King William, Count Allan of Brittany and Walter Giffard.⁰⁵ The name 'Stodeia' used at Domesday means horses' enclosure. Three mills were recorded at the settlement; no mills remain today. At the time of the survey, Ralph, brother of Ilgar, was Lord of the Manor.

Whilst the oldest part of St. Mary's Church is Anglo-Saxon, the top of the tower and the chancel date from the early fourteenth century. The rest of the building, comprising the nave, transepts and south porch, dates from the fifteenth century, although incorporates some earlier thirteenth century fabric including windows and building material.

By 1200, the Manor belonged to the De Edisfield family; it then passed by marriage to William de Rosceline before being sold to Roger de Povere in 1288, who already owned Hunworth. The de Povere family were significant landowners, also owning Letheringsett and Briston alongside other villages in Norfolk. From the mid-thirteenth century, the De Stodeys were Lords of the Manor, residing in the manor house, which probably lay on roughly the position of the current Hall. John de Stodey was a recognised citizen of London and was Lord Mayor from 1357. Following the de Stodeys, other Lords of the Manor have included the following families: de Blakeney, Clere, Felbrigg, Braunch, Bozoun, Bacon and Britiffe. Stody and the neighbouring village of Hunworth were often owned by the same family.⁰⁶

3.3 SEVENTEENTH AND EIGHTEENTH CENTURY

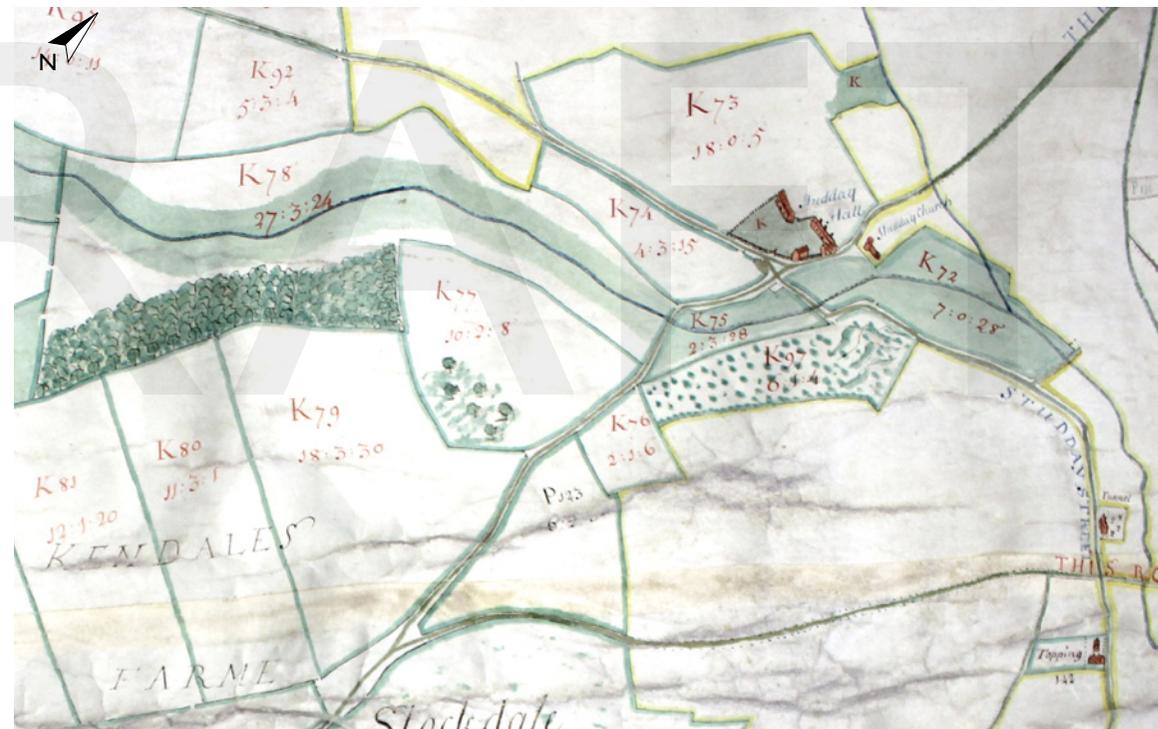
Stody took its present day arrangement during the seventeenth and eighteenth centuries. The Hall, which dates from the eighteenth century, is thought to contain earlier, seventeenth century fabric, and lies in roughly the same position as an ancient manor house.⁹⁷ There have long been farm buildings within the close setting of the Hall, possibly from the early seventeenth century; these farm buildings, which have since been altered and expanded, lie to the south of the Hall.

Stody is included on an early plan of Robert Britiffe's estate at Hunworth in 1726, which also shows outlying lands at Holt, Thornage and Briningham. The estate passed to him from his brother Edmund around 1717. Robert Britiffe, was a very successful barrister, Recorder for Norwich and King's Lynn, legal advisor to Sir Robert Walpole and Marquess Townshend and MP for Norwich for nearly 20 years as well as being son-in-law to the 1st Earl of Buckinghamshire of Blickling Hall. The plan, an extract of which is reproduced adjacent, shows a small cluster of development at Stody, to the south-west of Hunworth, at the Hunworth and Brinton Road crossroads. 'Studday Hall' and 'Studdy Church' are shown on opposite sides of what is now Brinton Road. The round, church tower is distinctive and the Hall, which lacks its present projecting end bays with gables, appears to be shown before its eighteenth century rebuilding. The building, which occupies the same position as the present building, formerly comprised a long range with a smaller range abutting on its east,

extending south. Two ancillary buildings sat to the west and south of the house, most likely farm buildings. 'Kendales Farm' is also shown just outside the settlement to the north-west. Farm buildings at Kendles Farm today, including a brick and flint lofted farmyard range and barn, were built in the late eighteenth century.

Hunworth Road is called Studday Street on the map and is bisected by a road to Holt, much of which no

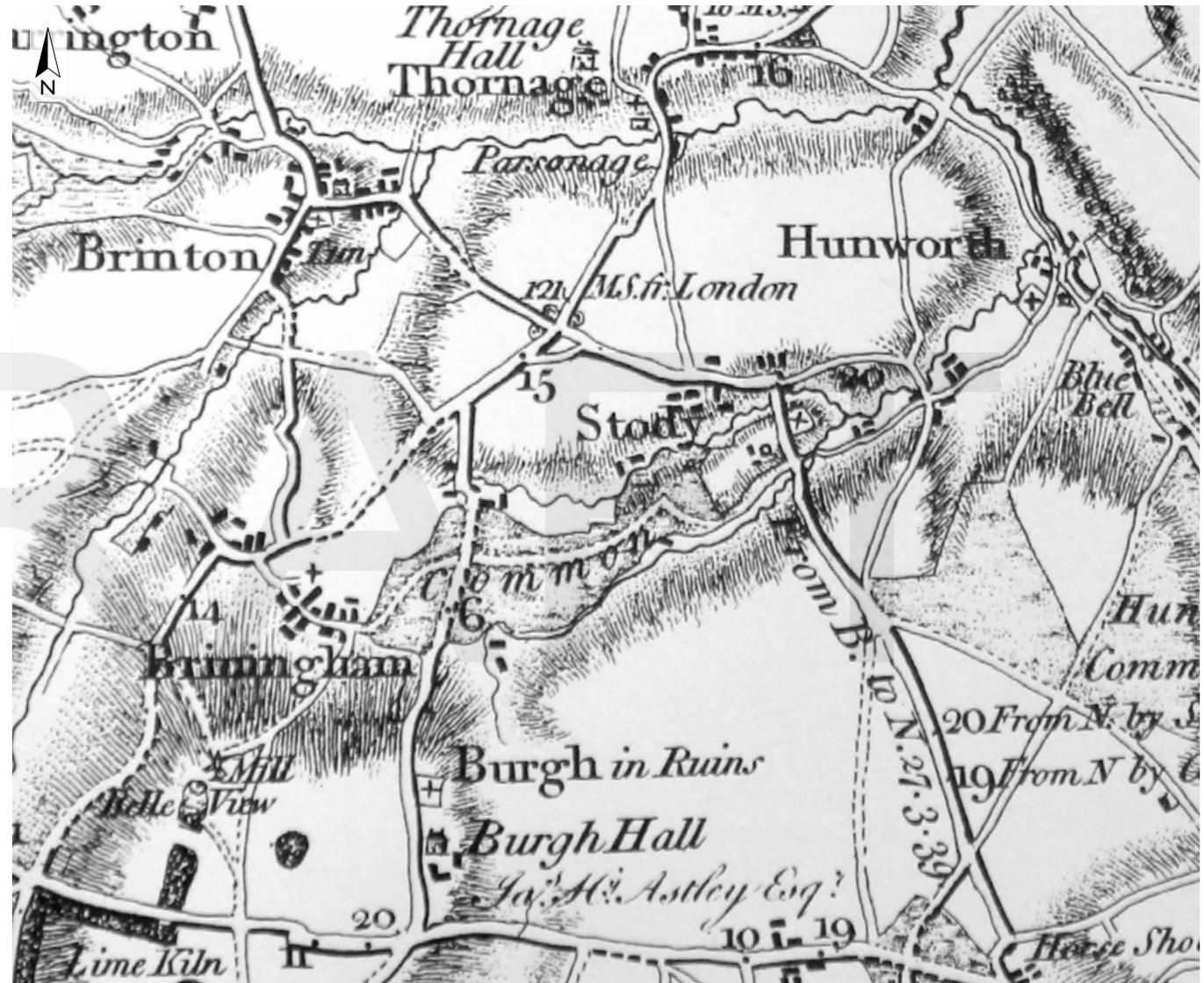
longer exists. Two buildings are shown on the map: to the north set in an orchard or garden with trees is one labelled Funnel, to the south is another, in a larger garden with an outbuilding labelled Topping. It is possible these correspond with Meadow Cottage and Letter Box House respectively but it is curious that Vale House does not appear to be shown. However, this may have been because it was not owned by Britiffe.



Estate plan of Robert Britiffe's estate at Hunworth, prepared by James Corbridge, 1726 (note: north is to the top right hand corner) (Norfolk Record Office: NRS 21385)

One of the earliest maps of Norfolk by William Faden, dating to 1797, contextualises Stody within its North Norfolk setting. The small settlement sits between Hunworth to the north-east and Briningham to the south-west; further to the north is Holt and to the south Briston and Melton Constable. The outline representation of the settlement shows the church (marked with a cross) and a few farmsteads off Brinton Road, and swathes of common land to the south. The River Glaven tributary forks just to the east of the settlement, meaning the two waterways arc around the church and the centre of the settlement.

To the east, the road bisecting Hunworth Road is shown as returning to the north of the church as well as forking north-eastwards to Holt. Buildings are shown, somewhat inaccurately, in the location of Vale House, Letter Box House, the terrace of three cottages and the listed pair of cottages, although these are not necessarily the buildings extant in 1797.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre)

3.4 NINETEENTH CENTURY

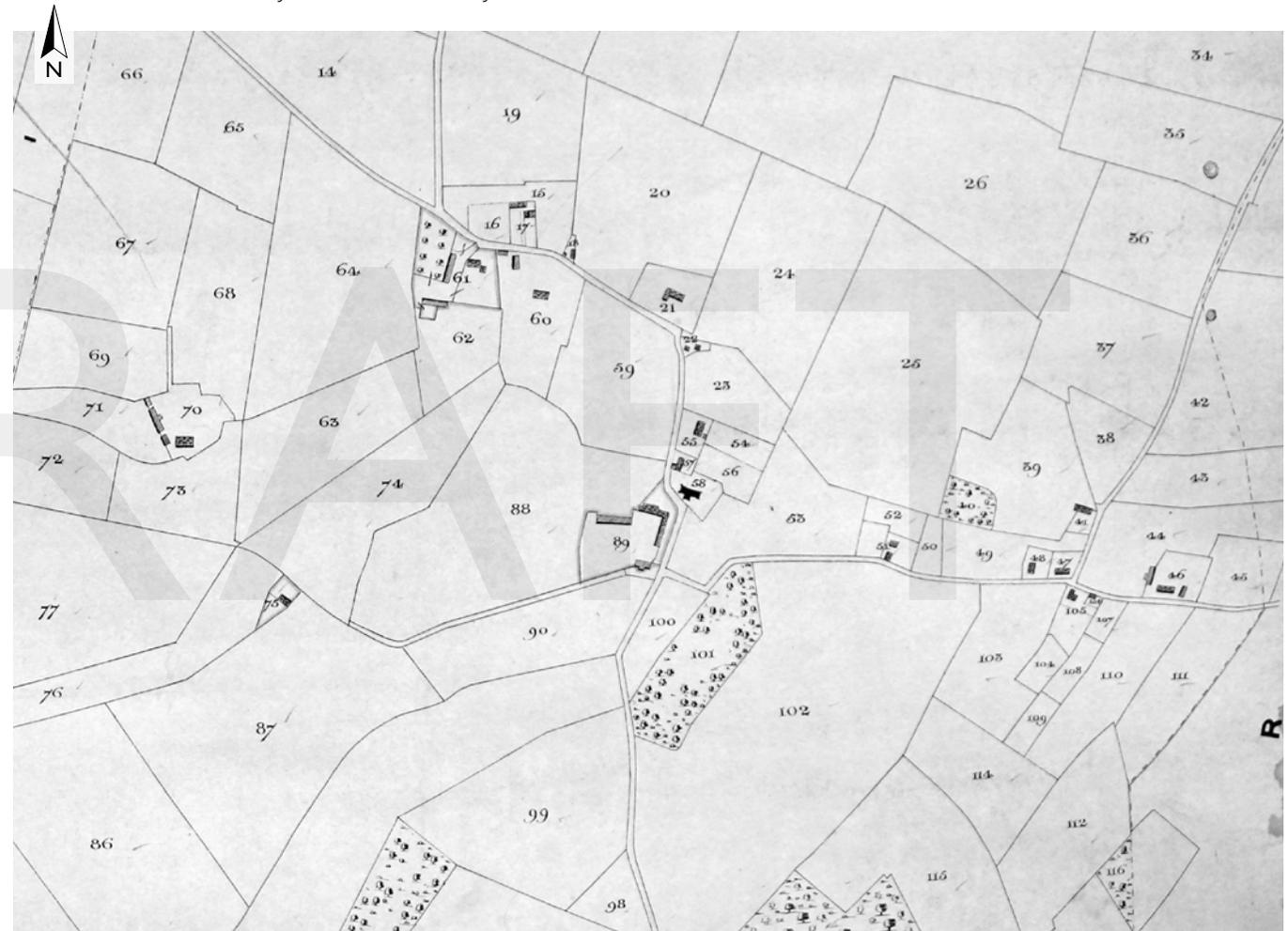
The present layout of Stody was largely in place by the early nineteenth century. Whilst not entirely accurate, the Tithe Map provides the first representation of all the main buildings and boundaries in the parish and records the land ownership in Stody in 1840. Since Faden’s map, the open fields and commons had been divided and allotted under the enclosure acts of the early nineteenth century. The road bisecting Hunworth Road had been closed and incorporated into the fields apart from a short track to Beck Cottages.

A couple more houses had been built to the east of Brinton Road within the close setting of the church (numbered 58) and further farm buildings had been added to Hall Farm (marked 89). The common land to the south of Stody had disappeared, replaced by agricultural fields. The map apportionment records two public houses at the north-west and south of the settlement (King William (marked 17) and Four Horse Shoes (marked 57)).

The tithe map shows many of the existing buildings along Hunworth Road and some which no longer exist. A small cottage is shown east of Letter Box House in its own very small plot. Vale House is shown with an outbuilding to the east and what appears to be a barn to the west, neither of which are still extant. Plot 51 is the approximate site of 5 and 6 Hunworth Road but there appears to be a small cottage located on the road with an outbuilding behind.

The major landowner at Stody was Caroline, Dowager Lady Suffield; other landowners with minor holdings included Sir Jacob Astley and William Hardy. William

Kendle lived, in the homestead, at the eponymous Kendles Farm (marked 60/62).



Tithe Map, Parish of Stody, 1840 (Norfolk Record Office: DN/TA 323)

The earliest OS map of Stody from the 1880s depicts the village in greater detail and accuracy than the earlier maps, though there has been relatively minor expansion. The map is useful in labelling and sign posting several key buildings for example, at the centre of Stody, St Mary's Church and graveyard, as well as the Four Horse Shoes public house adjacent to the north-west. To the west, off the northern stretch of Brinton Road, is King William public house (now converted) and to the south, Hall Farm with its associated smithy. The plantation to the south-east is labelled as Wormwood Plantation.

The development at Stody in the early nineteenth century was largely restricted to farm buildings. Kendles Farm, on the western peripheries, had been expanded to the south and Hall Farm, at the south of the settlement, featured several additional, long barn ranges to the south of the farm house. On the eastern side of the village on Hunworth Road, a cottage and outbuilding had been demolished and a terrace of four cottages built (today Nos. 5 and 6 Hunworth Road). The terrace or building to the north of the road had been replaced since 1848 with two pairs of cottages (now Beck Cottages) and the tiny cottage to the south of the road had been demolished and the neighbouring building extended (today Letter Box House). The large

barn and outbuilding in the grounds of Vale House had both been demolished and a new L-shaped range of outbuildings constructed to the north.

With the arrival of the railways in North Norfolk in the 1880s, the Eastern and Midland Railway was built immediately to the north of Stody; the line was closed in the 1960s.



1881-1886 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

3.5 TWENTIETH AND TWENTY-FIRST CENTURY

There was very little development at Stody in the late nineteenth century besides minor alteration to farm buildings at Hall Farm. Some of the residential buildings were shown as divided (what is now Letterbox House and the three cottages opposite on Hunworth Road) where previously they were shown as single buildings. A new wood was also laid out to the south of Hunworth Road called Coronation Covert. The name suggests it may have coincided with the Coronation of Edward VII in 1902. The railway line to the north of the settlement was now marked as Midland and Great Northern Railway. The most significant change in the village occurred outside the Conservation Area. In March 1903, the thatched house known as Stody Lodge was severely damaged by fire and its timber extension housing the Billiard Room by Boulton and Paul was entirely destroyed.⁰⁸ The salvageable part of the building was repaired but a new Stody Lodge was constructed further south.



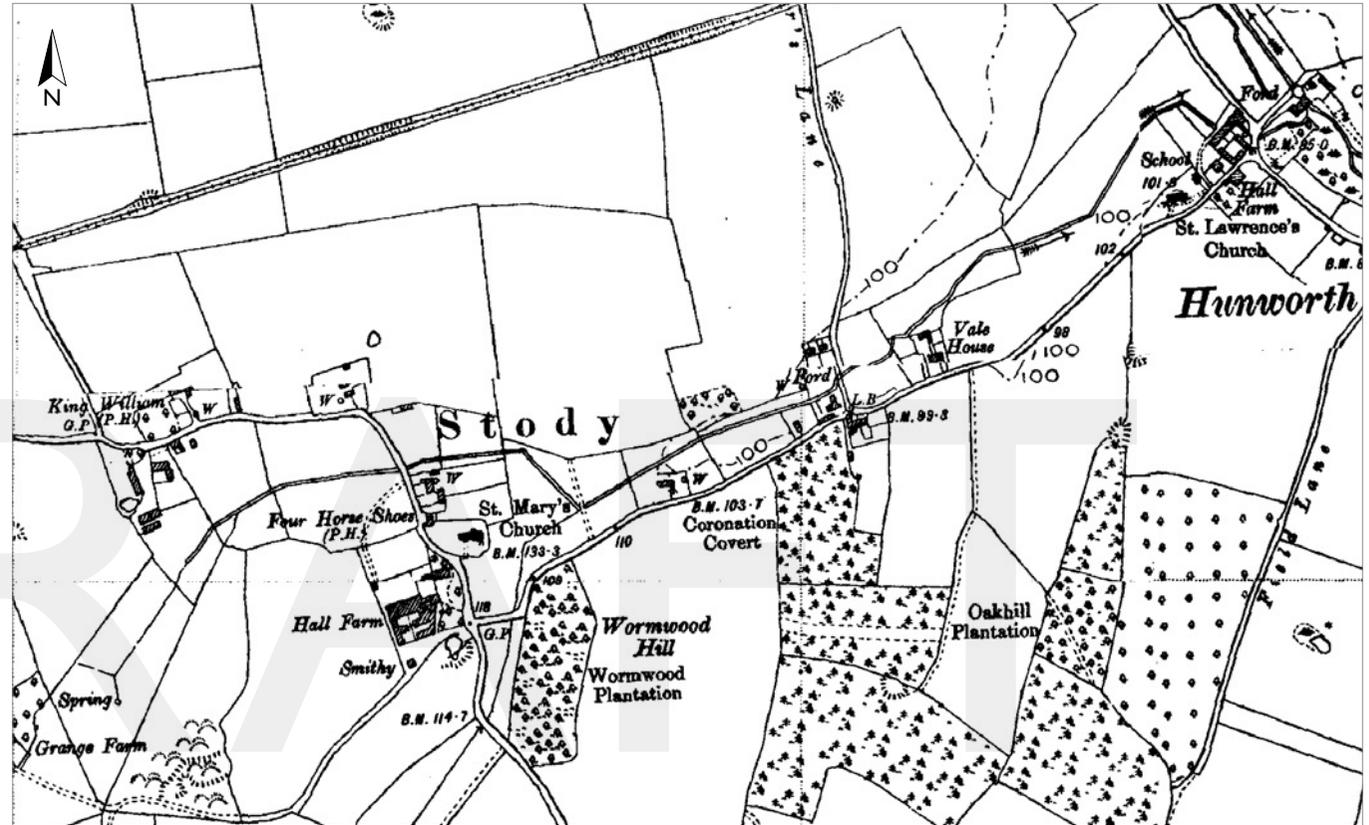
1905-1906 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

In 1932, the first Viscount Rothermere bought the Hunworth and Stody Estate from the Lothian family and commissioned Walter Sarel to build a hunting lodge in the Georgian style in the woods at Stody, to the south-east of the Conservation Area boundary. Shortly after 1935, the two neighbouring villages of Hunworth and Stody were combined as one 'Stody Parish'. Lord Rothermere sold the Stody Estate to the Knight family in 1941.

The former King William public house was closed in the early 1930s and the Four Horse Shoes was converted to a private dwelling in 1957 when sold by Morgan's brewery. Stody remained largely unaltered in the first half of the twentieth century and contains little modern development to this day, though an interwar cottage was built south of Hunworth Road in Coronation Covert. The later twentieth century/early twenty-first century saw the addition of a long barn in the middle of the farm buildings at Hall Farm, as well as smaller outhouses closer to the farm house.

Some of the Stody Estate was sold at auction in 1965; however, the lots for sale largely centred on Hunworth as well as lands to the north-east around Hempstead and Holt, and Stody itself was not affected. Much of the land was also withdrawn from the sale. Stody Hall, however, was sold in 1971 to Andrew Rawlinson who carried out extensive alterations to the house.

Today, Stody remains a relatively dispersed development along Brinton Road with agricultural fields at regular intervals. The centre still focuses around the church and Hall, and the two historic farms.



1938-1952 1:10,000 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)



KEY

- Conservation Area Boundary
- Norman and Medieval
- 1600-1838
- 1838-1881/87
- 1887-1905/06
- 1906-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Study. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 4

Character Assessment

This section describes the elements of the Study Conservation Area that contribute to its setting, architecture, form, street pattern and townscape character.

Contents

- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape, Spatial Analysis and Greenery](#)
- [4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The village of Study is located around 3.5 miles south-west of Holt and around 22 miles north-west of Norwich.

The proposed Study Conservation Area covers Brinton Road and Hunworth Road, from Kendles Farm in the west to Vale House in the east. There are a few houses dispersed along the road, with fields and large gardens interspersed between them. Briningham Beck, a tributary of the River Glaven, runs through the village from west to east. Burgh Beck, another tributary runs south-west to north-east to the south of the village, joining with Briningham Beck east of the church and then running east alongside Hunworth Road to join the main river at Hunworth.

St. Mary's Church sits on a rise, with the land falling away on all sides, though with more pronounced slopes to the east, where there are views across the meadow, and south.

Study is located in North Norfolk, an area known for its natural beauty and important habitats. To the north is the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.⁹⁹ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.



View of the round tower of St Mary's Church and Study Hall behind trees and hedgerows from the crossroads south of the village



View of Brinton Road from the north of the village showing trees and bushes creating a semi-enclosed feel



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.

4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Stody the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape

The landscape surrounding the village is mostly open arable fields and water meadows. There are also a couple of fields used as horse paddocks enclosed by wooden fences to the south and west of Brinton Road. The fields are typically separated by boundaries of mature trees and hedgerows. There are patches of woodland surrounding the village; the Wormwood Plantation is situated to the south-east of the church whilst Coronation Covert south of Hunworth Road adjoins extensive blocks of woodland stretching past Study Lodge to the quarry.

Stody is on the edge of the Glaven Valley, a scenic area of North Norfolk comprising scattered villages along the River Glaven and its tributaries with farms and estates between the settlements. Of these tributaries, Briningham Beck, runs west to east through the village and joins a second, the Burgh Beck, that approaches the village from the south-west. The land around the becks rises and this creates the undulating landscape of the village. The area beyond the north of the village levels beyond Kendles Farm and open fields flank the north and south areas of Brinton Road.



View of field west of Brinton Road showing a rise in topography



Burgh Beck



Wormwood Wood, a woodland block south-east of Stody



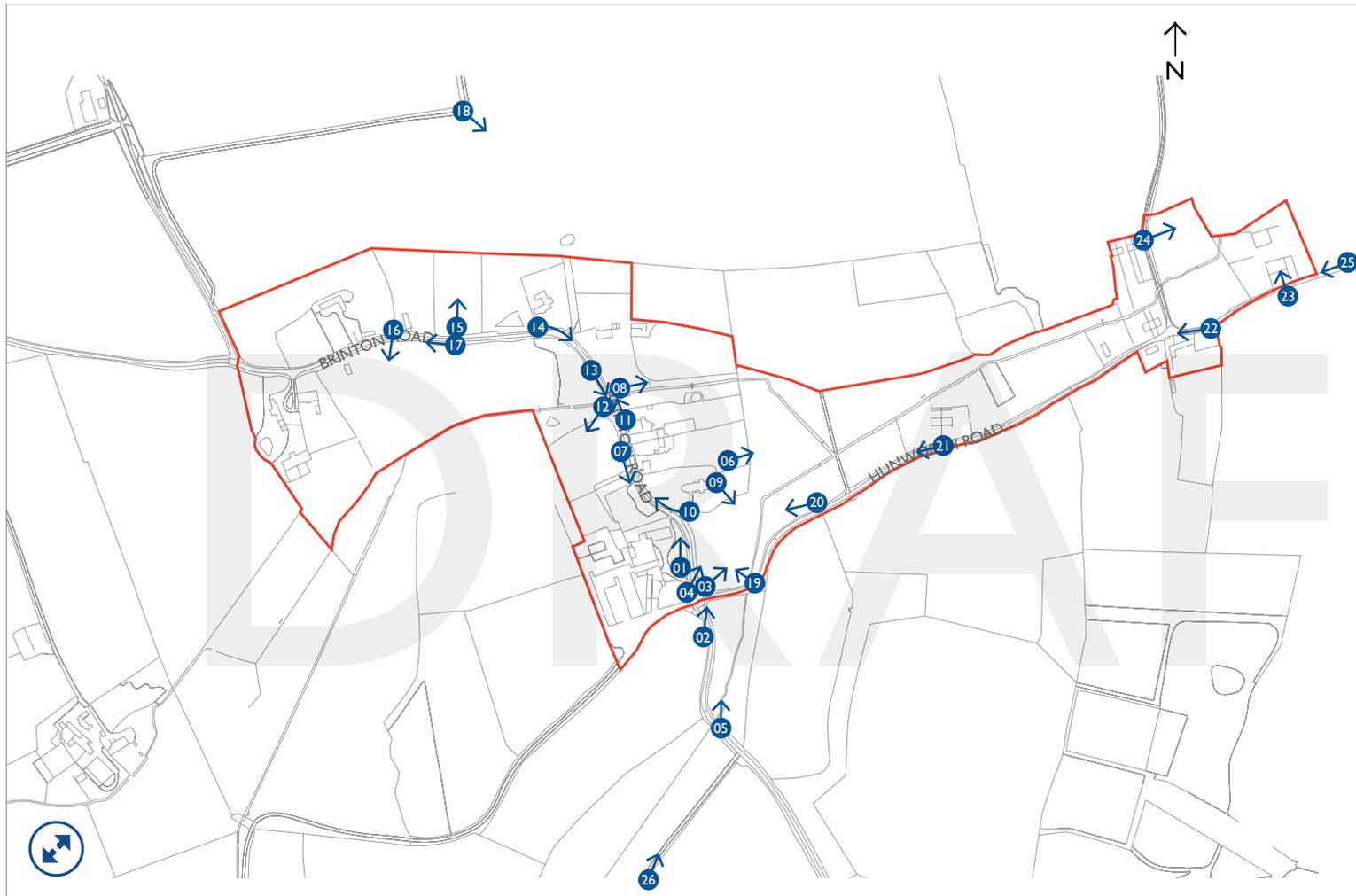
Field south of Hunworth Road with the woodland blocks of Coronation Covert beyond

4.2.2 Views into and within Conservation Area

Views in Study fit into three different categories. Firstly, there are a number of views that follow the path of Brinton Road which runs through the village from west to east before curving south (Views 01, 02, 07, 10, 11, 13, 14 and 17). The curves in Brinton Road and changing topography in Study can be seen in relation to buildings which primarily line the east side of the road and are set back from the road at different levels. The change from a hedge lined road with dispersed trees south of the village to a semi-enclosed tree and hedge lined road at the north end of the village (where the topography rises), can be seen along views of the road.

Outside of the Conservation Area there are a number of views that capture the surrounding agricultural landscape in all directions (Views 02, 03, 04, 05, 06, 08, 09, 18). Views include open fields lined with trees and hedges, the dip in the landscape created by the becks joining in the water meadow and flowing onwards to the east, and green backdrops and wide sky on the horizon lines. Views also look out from the churchyard, eastwards across the water meadow.

Within the Conservation Area there are green spaces and fields which flank the east and west of Brinton Road (Views 12, 15, and 16). Private properties sit amongst these spaces disparately. The cobble flint and red brick walls fronting the gardens of the properties can be seen in many of the road views. These green spaces include paddocks, tree lined fields and open green spaces within private gardens. The church tower marks a number of key views in Study from the north, south and east of the village. The Church of St. Mary is the tallest building in the village and helps to orientate the viewer around the Conservation Area (Views 01, 02, 03, 04, 05, 19, 20, 21). It can often be seen glimpsed between buildings and trees (Views 16). Hunworth Church tower can also be seen in views from the footpath east of Beck Cottages (View 24). Clusters of farm buildings can be viewed from the south end of the village which helps characterise the rural feel of the village (View 04).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

View 01

View of Church tower from the south



View 02

View of Church taken from the Brinton Road and Hunworth Road junction south of Stody



View 03

View east of Brinton Road and Hunworth Road junction



View 04

View north-east of junction at Brinton Road and Hunworth Road



View 05

View from the south of the village showing the Church tower



View 06

View to the east of the churchyard



View 07

View showing Brinton Road sweeping upwards from the south



View 08

View of east side of Briningham Beck



[View 09](#)

View to the south of the churchyard



[View 10](#)

View showing Brinton Road sweeping around the side of the graveyard



[View 11](#)

View north on Brinton Road showing the small bridge over the beck



[View 12](#)

View west on Brinton Road showing a horse paddock



View 13

View south of Brinton Road showing a glimpsed view of the Church tower



View 14

View north of Brinton Road showing curve in road to the north-west



View 15

View north of Brinton Road showing a field



View 16

View south of Brinton Road showing a field



View 17

View showing rising topography and enclosing trees lining north-west of Brinton Road



View 18

View from footpath north of Stody looking south-east towards the Church



View 19

View from corner of Hunworth Road looking north-west towards the Church and Stody Hall



View 20

View of the east end of Church



View 21

View from outside 5 and 6 Hunworth Road looking towards Stody Hall and the Church



View 22

View looking west along Hunworth Road towards Letter Box House and the terrace of cottages



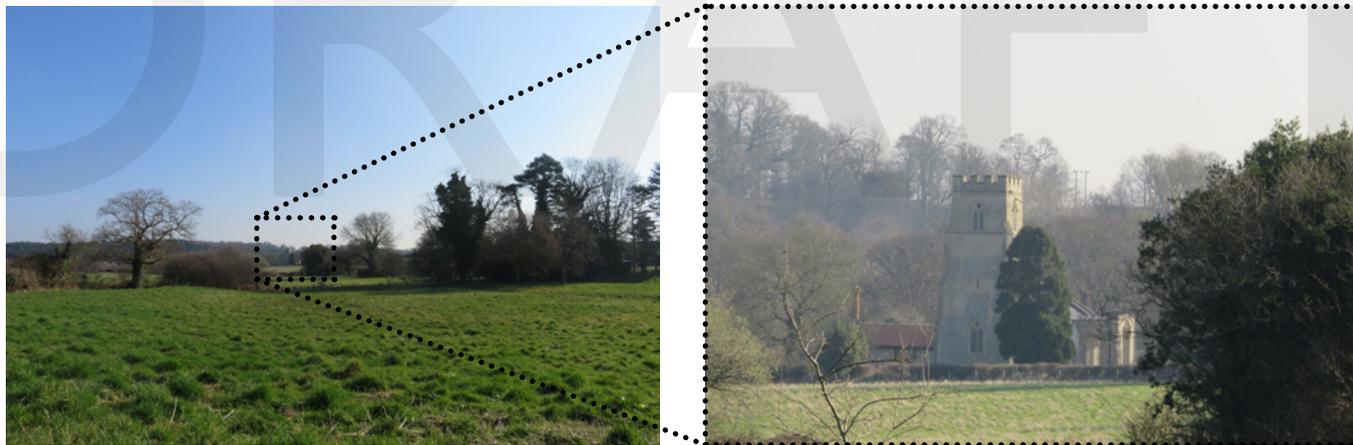
View 23

View of Vale House from Hunworth Road



View 24

View from public footpath east of Beck Cottages looking towards Hunworth Church tower



View 25

View looking into the Conservation Area from Hunworth Road west towards Vale House



View 26

View from public footpath south of Stody looking north towards the Church and Stody Hall



4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The roads in Stody are single track lanes. Brinton Road runs through the village from north-west with a sharp curve around to the south-east. The road runs straight on the north-south section, before curving around the north boundary of Stody Hall and the west side of the Church of St. Mary. The road is at a lower level than the churchyard as if carved into the landscape. Briningham Beck crosses the under the road with a straight stretch of the water, with buildings clustered on the east side of the road either side of the beck. Brinton Road joins Hunworth Road at a junction south of the Church and runs north-east to the nearby village of Hunworth. Small lanes run off Brinton Road around the edges of fields and onto privately owned land. A track north of Hunworth Road provides access to Beck Cottages and is the remnant of a road that looped round from the north-west of Lodge Wood to the west of what is now Coronation Covert, past Beck Cottages and round to join the Brinton Road. The Church and Stody Hall combine to form the centre of the village.

The arrangement of buildings in Stody tends to be in small clusters along Brinton Road and Hunworth Road with fields in between, although the medium sized houses along the north stretch of Brinton Road are set separately in generous plots. Buildings are typically on the north side of the road with a few exceptions

in Stody Hall, Kendles Farm, Letter Box House and Coronation Cottage. The farm complexes are set back from the road and typically consist of a historic farmhouse and barns set around yards.

Most of the dwellings are set back from the road and separated by at least a small area of garden, which in turn is usually bounded by low walls or hedges. The outbuilding of Hill House near the Church is the only building to abut the highway.

4.3.2 Boundary Treatments

There are a number of clearly defined boundaries in Stody. Many houses and larger buildings have red brick and flint walls fronting their gardens on the edges of Brinton Road contributing to the vernacular palette of materials used in the village. There are also boundaries marked by hedges, trees, fences and walls.

The red brick and flint walls often have a break in the wall for an opening, with a few examples of timber or metal gates. The walls vary in height and design with larger walls present at Kendles Farm and the wall enclosing the churchyard, which has stretches of flint dressed with red brick and stretches of wall of just flint. The cottage furthest north in the row of cottages on the east side of Brinton Road has a newly built flint and red brick wall which sensitively blends with the historic walling of the property next door.

At the south end of Brinton Road a hedgerow forms the boundary for Stody Hall which changes as the topography goes downhill and becomes a steep bank lined with trees. Further north the boundary becomes hedgerow again with a section of wooden fencing marking the paddocks. There are two small white post and rail fences either side of the road marking the bridge crossing the beck. Hedgerow boundaries continue into the north-west sections of the village where there are small breaks for the wooden gates marking entrances to private properties, with the exception of the small metal barbed wire fence that lines one of the fields containing a historic farm building east of Kendles Farm.

The boundaries along Hunworth Road are predominantly hedge with brick and flint walls in front of some of the oldest properties. Very limited lengths of timber fencing are also used in discrete locations or near field access gates.



View showing the red brick and flint wall at Kendles Farm



Showing the sensitive transition to the newly built red brick and flint wall beside the historic wall on properties east of Brinton Road



Section of red brick and flint wall fronting the graveyard of Stody Church shown with patches of vegetation growth



Typical fence on the bridges over the becks



Hedge with five bar timber gate



KEY

- Conservation Area Boundary
- Walls
- Fences
- Hedges
- Trees

Boundary Treatments plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

4.3.3 Public Realm

There are limited public realm features in Stody consistent with the size of the village and its rural character. The road surfaces are tarmac with no pavements and very few road markings other than white lines at junctions. There is very limited signage but the two finger post signs at the north and south boundary of the Conservation Area have traditional character and compliment the surroundings. A sign marking a private road north of the village uses bold and garish red lettering; the appearance of the area would benefit from a subtler sign in keeping with the surrounds.

There are narrow grassy verges lining both sides of Hunworth Road and Brinton Road, one of which opens onto a private road north of the village where the road curves to the west. There are no parking areas in the village and vehicles are kept on private driveways. Many of these are combined with attractive green front gardens. Street lighting is absent within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which in some places are visually intrusive, though not too prolific.

There is very little street furniture in the village other than a timber noticeboard in a traditional style outside the Church of St Mary and a few timber benches in

the churchyard. A wall mounted Victorian postbox is located outside Letter Box House on Hunworth Road.



Stody village noticeboard located beside the church gate



Wooden bench located in the churchyard



View of road surface and grass verges



Victorian letterbox on Hunworth Road

4.3.4 Open and green spaces

The only formal public open space is the churchyard, with informal grass, a gravel path up to the church itself and benches scattered in picturesque spots of the churchyard. The water meadows east of the church provide wide areas of green space.

Most of the private gardens in Stody are informal country cottage gardens, with the main exceptions of Stody Hall and Vale House, which have more formal lawns. There are attractive lawns bordered with flowers and bushes seen across the village. The inclusion of driveways on properties has reduced the green space in gardens somewhat. However, drives are in gravel which is an appropriate material that reflects the rural character of the village and they are unobtrusive.

Otherwise, open fields and grass paddocks divide areas between buildings in Stody, which play a key role in creating its character and providing a sense of space and connection with the surrounding agricultural landscape.



View of the churchyard



View of paddock field enclosed by wooden fencing



View of Brinton Road showing grassy verges on both sides



A traditional cottage garden

4.3.5 Trees and Vegetation

Mature trees are often interspersed within hedges along boundaries; in the north-west section of the village they are particularly large and create a sense of enclosure. Trees, mostly deciduous and typical of England, are also located in small groups in private gardens, though there is a line of coniferous trees surmounting the grassy verge north of Stody Hall and another coniferous group outside Meadow Cottage on Hunworth Road. Most of the village is lined with hedges forming boundaries which contribute to the green character of the Conservation Area. These vary in species and include beech, yew and hawthorn.

There are narrow grass verges throughout the village.

The banks on the south side of the Briningham Beck have coppiced willow that would benefit from cutting back as it mostly covers a view of the water from bridge level. However, this level of growth is common along tributaries and rivers and a more open view of the beck flanked by pasture fields can be seen on the east view from the bridge.

Trees in the conservation area with a diameter of 75mm and 1.5m in height above soil level are protected and prior notice is required before any works to them. Trees in the churchyard are also subject to the Diocesan Faculty system.



Mature trees in churchyard creating a semi-enclosed feel



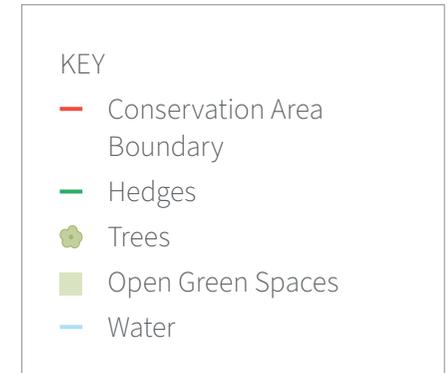
Cluster of trees between a house at the north end of the churchyard



Tree growth over west side of Briningham Beck



Mature trees lining northern end of Brinton Road



Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

4.4 ARCHITECTURE

4.4.1 Materials

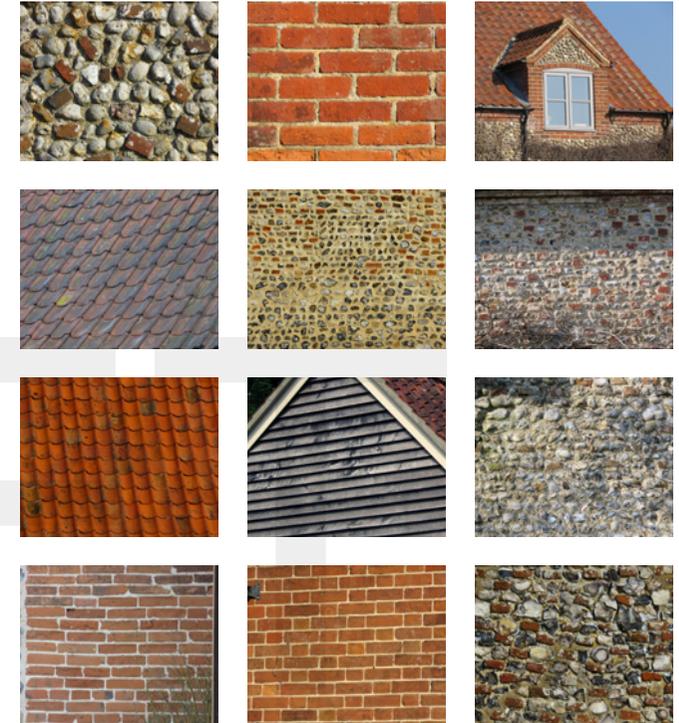
The building materials used in Stody are typical of North Norfolk, comprising predominately flint, red brick and red clay pantiles with a few examples of black glazed clay pantiles. Moulded brick is commonly used for chimneys and chimney pots are mostly red terracotta. Cobble flints are the main walling material for buildings and boundaries, with red brick quoins around windows and doorways. The pair of cottages east of Brinton Road (Stody Cottage and Maple Cottage) and Letter Box House on Hunworth Road are rendered, the latter probably to disguise its different phases of building. Traditional renders are usually of lime with a soft appearance to them and they may be painted or limewashed to protect the render. Brick is sometimes used to create patterns, for example there is a burnt header diapering pattern present on the wall of a farm building east of Kendles Farm. Modern additions to the Conservation Area are mostly sensitive to the rural character. A new wall built of cobble flints with red brick dressings stands east of Brinton Road in keeping with local materials. Similarly, a modern garage on the land of one of the larger houses north of Brinton Road is constructed of weatherboarding and red clay pantiles and has a traditional appearance.

The Church has ashlar stone quoins and dressings on the tracery windows which reflect the high status of the building. Knapped flints are used decoratively on the tower and can be seen from many viewpoints emphasising the importance and centrality of the church in Stody. The Church also has a lead roof and downpipes.

Stody Hall located west of the Church is the largest and most prominent house in the village and has decorative brick and flint patterned walls with surmounting brick gables. There is a white wooden classical doorcase around the entrance which is a unique feature in the village from the Georgian remodelling of the house. There are examples of elegant double chimney stacks decorated with carved bricks at Stody Hall and the larger houses north-west of the village.

Weatherboarding is present on the historic barns, the gable ends of some of the houses and on modern additions such as garages, which adheres to a vernacular character. One of the modern barns west of the historic barn in the Stody Hall Barns complex was constructed with corrugated iron sheeting but has recently been reclad in timber.

Materials Palette



4.4.2 Building Types and Design

Most buildings in Stody are residential and were constructed for housing. However, there are a few conversions to residential from agricultural and public house use. Stody Hall is the largest house in the village and there are cottages and medium sized houses spread across the east side of Brinton Road and on Hunworth Road, arranged mostly as individual detached buildings but with some semi-detached cottages and one row of three cottages on Hunworth Road. There are two large farm complexes with barns and farmyard ranges as well as a small number of agricultural or equestrian buildings set within private gardens. The Church has a unique use in the village as a place of worship. There are no vacant properties in the village.



KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Other
- Barn/Agricultural
- Agricultural Conversion: Office/Warehouse
- Garage/Outbuilding

Plan showing types of buildings in the proposed Stody Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Cottages

Many of the dwellings in Study are called Cottage but they vary in size from larger examples such as Rose Cottage, November Cottage and Meadow Cottage to the small terrace of three cottages (Forge Cottage, Hornbeam Cottage and the Ivys) on Hunworth Road. Generally they are of a small scale with low eaves heights. Most of the cottages are cobble flint with red brick detailing but Rose Cottage and the pair to the south are rendered. Coronation Cottage, which was added in the mid-twentieth century, is red brick and its elevated position close to the road makes it feel more imposing than most of the cottages. Also of red brick are the two pairs of Beck Cottages, which are set back from Hunworth Road up Barbers Lane.

The cottages have pantiled roofs and generally small scale casement timber windows. Doors are solid timber or timber with a small glazed window. The cottages are mostly two storey, with Beck Cottages being one and a half storeys with dormer windows. The terrace of three

cottages on Hunworth Road have a brick upper half to their second storey, which may indicate that these too were originally one and a half storeys but had their roof raised.



Rose Cottage, rendered with red clay pantile roof, east of Brinton Road



View of Study Cottage and Maple Cottage



Row of three cottages on Hunworth Road



Beck Cottages are parallel with Hunworth Road accessed via Barbers Lane



Coronation Cottage is a rare mid-twentieth century addition to Study in red brick

Medium sized houses

The medium sized houses in Stody are only slightly larger than the largest of the cottages. They are mostly two storey but the Gables is one and a half storeys with dormers to the attic storey. They are generally set back from the road in larger plots and have outbuildings in their grounds. Most are detached but 5 and 6 Hunworth Road are semi-detached, having originally been a

terrace of four small cottages. The Gables was also originally two cottages.

The buildings have flint cobble and red brick walls, with pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details such as quoins and window lintels.

The windows are typically painted timber casements although many are modern replacements. The doors are generally painted timber.



The Gables of cobble flint and red brick north of Brinton Road



Nos. 5 and 6 Hunworth Road were originally four cottages but are now two larger cottages.



Glaven on Brinton Road

Large houses

Stody Hall is the largest house in the village and was built in the late seventeenth century and largely remodelled in the eighteenth century. It is on the footprint of a medieval manor. The house is set back from the road at a right angle and in a large front garden and driveway. The house is cobble flint dressed in brick quoins and with brick and flint patterns on the rear elevation. The front elevation is wide and symmetrical with two storeys and five bays with gabled end bays with pure brick gables of a later date. The house is fenestrated with rows of elegant timber sash windows. The Classical style of the front elevation is epitomised by the entrance doorcase which is white with column surrounds. The house also has the largest number of chimney stacks in the village with four brick chimneys lining the roof. The grand proportions and massing to the house contrasts with the vernacular and rural houses in the village.

Vale House was formerly a farmhouse and the two storey porch was added in the late nineteenth century. In 2006 permission was granted for the two end chimneys. The building is dated to c.1600 and is of red brick and flint with a simple brick cornice and dressings to the windows. Red brick quoins and a moulded arch elevate the character of the porch. The building evidences phases of change in its walls and in the variety of windows. The house has a red pantile roof.

Letter Box House on Hunworth Road was historically divided and evolved piecemeal but it has been rendered and now has a long facade with a large

doorcase. Its position close to the road reflects its humbler origins.



Stody Hall



Vale House



Letter Box House

Modern houses

There are no completely new modern houses in the village but there are a number of modern extensions onto historic houses and the presence of modern outbuildings besides larger historic houses. Modern extensions respect the materials of the area and are built of cobble flints with brick dressings and have pitched roofs of red clay pantiles. One exception is the weatherboarded upper storey of November Cottage. Whilst modern construction has a newer appearance which contrasts the rugged and older look of historic properties, they successfully blend into the buildings they are attached to, respecting the historic character of the village.

Modern outbuildings and equestrian buildings have small massing and are of a single storey. They typically use a muted colour palette and are frequently constructed of wood and faced with weatherboarding which are both appropriate natural and rural materials.



View of modern built extension to Glaven with materials and massing that blend into the historic surroundings



View of modern built garage with use of traditional materials of weatherboarding and red clay pantiles



Modern weatherboarding on gable end of historic house



Example of a modern outbuilding on Hunworth Road

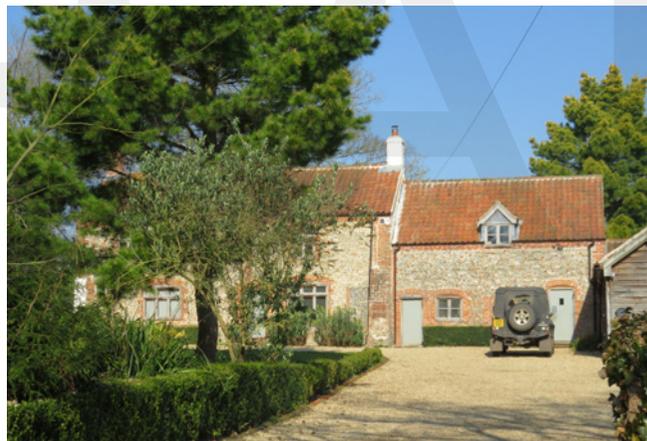
Conversion to Residential

There are instances of buildings being converted into residential use in the village, from public houses and farm buildings. The Old King William public house in the north end of the village was sensitively converted into residential use in the twentieth century. It is a two-storey cobble flint building with red brick dressings set back from the road. It has a small later extension to the east which is of a sensitive massing and built of traditional materials of cobble flint and red brick with red clay pantiles. The original building has mullion and transom windows which are unique in the village. Hill House located north-west of St Mary’s Church was also a public house called the Four Horse Shoes, which operated in the nineteenth century but is now a private house. The building is formed of two storeys and three bays of cobble flints dressed with red brick.

There are also residential conversions of farm buildings at Stody Hall. Two small farm buildings have sensitively been converted into self-catered holiday cottages. The cottages are difficult to see as they are set back from the road amongst a cluster of other farm buildings.



Hill House, the former Four Horse Shoes public house



The Old King William

Church of St. Mary

The Church of St. Mary is a landmark building in the village and is mostly comprised of late fifteenth century fabric of cobble and rubble flints with an eleventh century round tower to the west. The tower is crowned by an embattled parapet with trefoil flint flushwork. The fenestration is stone dressed perpendicular and decorated Gothic tracery windows with a thirteenth century east window with interlocking tracery. Parts of the chancel walls are rendered and there are quoins of finely cut ashlar stones. The porch consists of coursed galletted flint with diagonal buttresses.



South elevation of the Church of St Mary



View of knapped flint trefoil pattern on upper part of church tower



North doorway on nave of church



View of grave monuments in churchyard

Barns and Farm Buildings

There are two large farm complexes in Stody, Kendles Farm at the north end of the village and Stody Hall Barns at the south end of the village.

Stody Hall Barns is set back quite far from the Brinton Road and Hunworth Road junction and is accessed by a straight gravel track west of the junction. Stody Hall and the two converted holiday cottages are located immediately north. The complex consists of multiple former farm buildings of flint cobbles and red brick dressings with steeply pitched hipped red clay pantile roofs, of eighteenth-century date. The buildings are set parallel to the road and large wooden barn openings can be seen on the closest barn to the road. In between the historic barns is a modern metal framed barn that has recently been reclad in timber to replace the previous corrugated metal sheeting. A small two storey red brick-built farm building with single storey glass house stands in front of one of the historic barns and is nineteenth century and utilitarian in character. Whilst the buildings nearest the Hall belong to it, most belong to the Stody Estate and have been sensitively converted to offices and warehouses for a distribution centre.

Kendles Farm is situated at the far north-west end of the Conservation Area and has two impressive grade II listed farm buildings from the late eighteenth century

within the complex beside a medium sized residential house. The lofted farmyard range and barn are set back at a right angle to Brinton Road. The farmyard range is rectangular with a one bay outshot to the north. It is built of coursed flint rubble with a hipped roof of red clay pantiles. It has five semi-circular headed openings for a cart shed and there is a weatherboarded loft above. The barn is also of coursed flint with a red clay pantile roof. There are large honeycombed brick vents on the east gable and weatherboarding above eaves level with a continuous outshot to the rear.



The two Grade II listed barns at Kendles Farm



Converted barns near Stody Hall



Farm building east of Kendles Farm complex with diapered brick pattern

Doors and Windows Palette





KEY

- Conservation Area Boundary
- ★ Major Landmark
- ★ Minor Landmark

Landmark Buildings plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

Contents

[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The proposed Study Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the Conservation Area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by Listed Building Consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through II* to II.

There are five listed buildings within the Conservation Area; the Grade I listed Church of St. Mary, two Grade II listed farm buildings at Kendles Farm, a pair of cottages, Nos. 5 and 6 Stody Road and Vale House.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on [page 55](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which is not formally designated.¹⁰ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

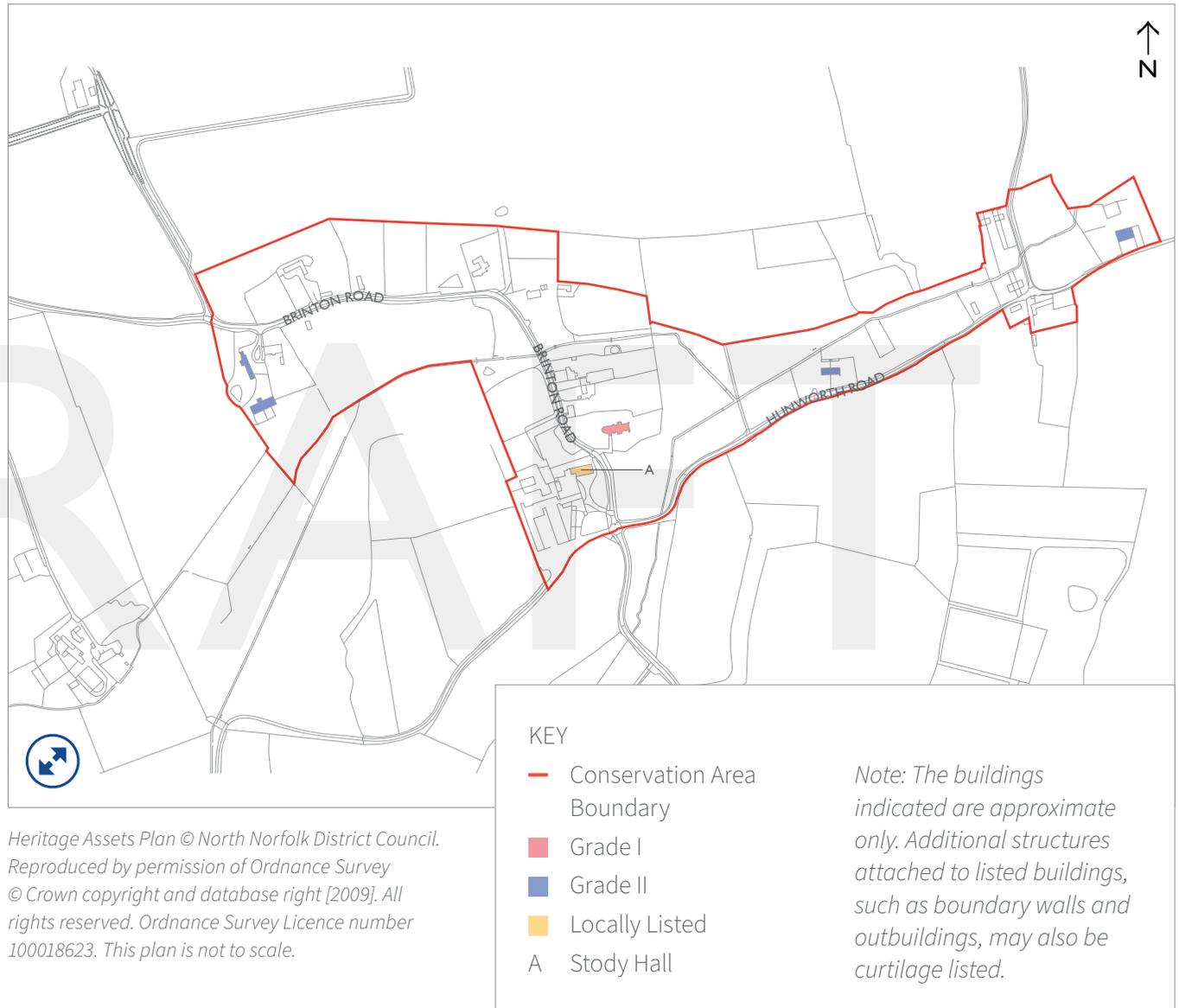
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website: <https://www.north-norfolk.gov.uk/media/4605/criteria-for-local-listing.pdf>

The designation does not affect a property’s permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Stody have been examined against these criteria and those which have been adopted for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



Heritage Assets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.¹¹

Stody is a large parish south of Holt. There is evidence of human activity within the area dating back to the prehistoric period. The earliest evidence of occupation is evidenced by a number of worked flint tools (NHER 29721, 40645), a polished axehead dating to the Neolithic period (NHER 6496) and an arrowhead (NHER 36685). Finds dating to the Bronze Age include copper alloy axeheads (NHER 6497, 6498, 29721 and 35016), a dagger blade (NHER 35016) and a spearhead (NHER 11466).

There have been no structural features dating to the Roman period recorded within the parish but there have been a number of finds including coins (NHER 6499, 29721, 50024), brooches (NHER 29721, 44045, 50024), pottery fragments and a pin (NHER 29721). Artefacts dating to the Anglo-Saxon period that have been found within the parish comprise a stirrup strap mount, pottery fragments and a brooch (NHER 29721).

St. Mary's Church (NHER 6528) is thought to have Anglo-Saxon origins, with a round west tower, a nave and chancel. The top of the tower and chancel date to the fourteenth century. The font dates to the thirteenth century.

Castle Hill Ringwork (NHER 1059) in nearby Hunworth is an almost circular enclosure with a single bank and ditch, sitting on a knoll above the Glaven Valley. Small scale excavations have been carried out but were not able to date the site, though it is thought to be Norman. There are a number of surviving earthworks visible from aerial photos that are thought to be platforms and ditches where medieval houses once stood within the parish, and medieval to post-medieval pottery, and flint and mortar foundations have been exposed by agriculture.

The Midland and Great Northern Railway (north to south line) (NHER 13584), built in the 1880s ran through the north of the parish, but was closed in the 1960s.

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Study.

Contents

- [1 Brinton Road \(North-South\)](#)
- [2 Brinton Road \(East-West\)](#)
- [3 Hunworth Road](#)

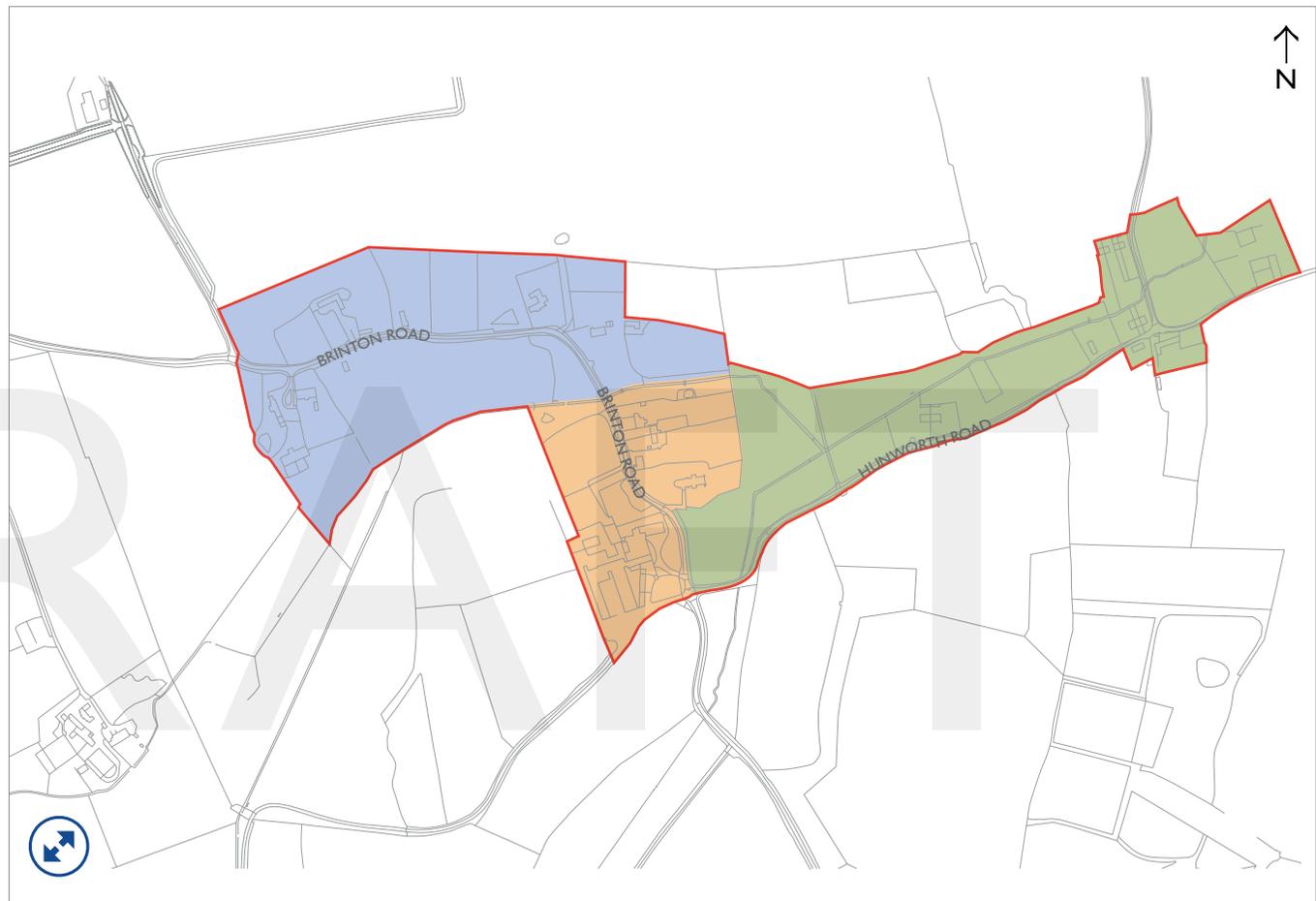
6 Street-by-Street Assessment

Each of Stody's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan in Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

KEY

- Conservation Area Boundary
- Brinton Street (East-West)
- Brinton Street (North-South)
- Hunworth Road



Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

1. BRINTON ROAD (NORTH-SOUTH)

Comparatively open character with a greater density of buildings, grassy verges and some mature trees. The Church forms the focal point.



Defining Features

- Farm buildings flank the west side of Brinton Road as part of the former Stody Hall Farm, including a brick, flint and red clay pantile barn.
- Stody Hall can be glimpsed from the south end of Brinton Road.
- A flint wall runs along the line of Brinton Road enclosing the graveyard.
- The tower of St Mary's Church is the focal point of the area. The key view is from the south end of Brinton Road with glimpsed views of the tower also possible along the street between buildings and trees.
- Farm buildings, cottages, the Hall and the Church are the building types in this area.
- The buildings are generally set back from the road with fronting green areas or private gardens.
- The material palette is red clay pantiles, brick and flint for most buildings but flint, limestone and knapped flints on St. Mary's Church.

- The Briningham Beck runs east-west through the northern part of the area and has two white wooden rails on top of the bridge in an appropriate vernacular style.
- Fields spread uphill to the west of Brinton Road and slope downwards behind the houses east of Brinton Road.

Key Issues

- Growth of vegetation on flint wall enclosing graveyard could be potentially harmful to historic fabric.
- Presence of uPVC on some historic houses.
- Front gardens converted to driveways, though this has generally been carried out sympathetically.
- Some gravestones in the churchyard are potentially at risk of falling and have lichen and vegetation growth on the stone surfaces.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

1. BRINTON ROAD (NORTH-SOUTH) (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Carefully remove greenery from the wall. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Where possible cars should be parked out of view and front gardens should be retained to retain the rural feel of the area.
- Gravestones at risk of falling should be monitored and rectification works undertaken if required. Harmful vegetation and lichen growth should be removed by an expert to protect the stones.

Listed Buildings

Grade I

- Church of St. Mary

Locally Listed Buildings

- Study Hall

2. BRINTON ROAD (EAST-WEST)

Enclosed rural character with the road running between mature trees. Land gently rising. Sparsely populated with buildings.



Defining Features

- The small single-track road is flanked with hedgerows, trees and sections of wooden fencing creating an enclosed feel.
- Materials palette is brick, flint, red clay pantiles and weatherboarding.
- Building types include cottages, medium sized houses, farm buildings, and a converted pub.
- Houses are typically set back from the road with clearly defined boundaries around gardens and driveways fronting properties.
- Open fields spread between the properties both east and west of the road.
- Two attractive eighteenth century Grade II listed farm buildings can be viewed from the west end of Brinton Road at Kendles Farm.
- A view of the tower of St. Mary's Church can be seen from the west end of Brinton Road across fields looking south-east.

Key Issues

- Use of plastic sign with bold red colours to one property detracts from the rural feel of the setting.
- Use of uPVC windows on some historic buildings.
- Bins have been left at the front of properties and are visible from the road.
- Telegraph poles, aerials and satellites present in pockets of the area.

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

2. BRINTON ROAD (EAST-WEST) (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- A replacement sign should be used which has subtle lettering and a matte finish.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.
- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.

Listed Buildings

Grade II

- Barn at Kendles Farm
- Lofted Farmyard Range at Kendles Farm

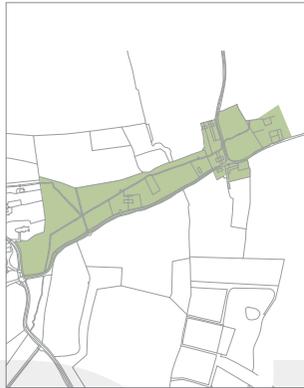
Locally Listed Buildings

N/A

DRAFT

3. HUNWORTH ROAD

Gently sinuous single track lane mostly running between high hedges and wooded blocks with breaks in the boundaries for the scattered cottages and houses, which are mostly close to the road. The west end has a more open aspect across the beck up to the Church on the hill.



Defining Features

- Smaller scale cottages located near the road, with the exception of the two pairs of Beck Cottages.
- Palette of traditional materials of red brick, flint and red clay pantile with timber framed windows. Letter Box House is rendered.
- Pitched roofs with chimneys.
- Vale House is a striking building set prominently near the road behind a low wall and formal front garden.
- High hedges defining most of the road edge.
- Mature deciduous trees along the road, in gardens and scattered in the fields.
- The river runs south-west to north-east through the fields and some gardens.
- Attractive views revealed travelling along the road.
- Meadows/fields as backdrop to the buildings and gardens.

Key Issues

- Splashing of walls with mud from the road, which speeds up deterioration of mortar and brickwork.
- Verges being cut into by vehicles.
- Telegraph poles, aerials and satellites present in pockets of the area.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.

Listed Buildings

Grade II

- 5 and 6 Hunworth Road
- Vale House

Locally Listed Buildings

N/A

Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove these threats.

Contents

- [7.1 Condition](#)
- [7.2 Negative Features, Materials and Techniques](#)
- [7.3 Pressures from Development](#)
- [7.4 Rural Character and Suburbanisation](#)
- [7.5 Second Home Owners and Holiday Cottages](#)
- [7.6 Dark Skies and Light Pollution](#)
- [7.7 Agricultural Uses](#)
- [7.8 River Location and Climate Change](#)

7.1 CONDITION

Generally, the condition of the Conservation Area is very good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. These include:

- Some historic walls around the churchyard which have vegetation growth to them. This indicates the presence of cracks or degrading mortar which has allowed water in and seeds to germinate. If left untended this could cause issues with the integrity of mortar joints. The walls should be repaired using lime mortar appropriate for use on historic structures (see [Sections 7.2](#) and [8.3.1](#));
- Some of the gravestones in the churchyard also have moss and vegetation growth, as well as some that are at a considerable slant which require monitoring. Some edging stones around graves would benefit from resetting;

- One rare cast iron window on an outbuilding was noted as having flaking paint, rusting of the ironwork and some possible rotting timber that would benefit from repair; and
- One of the listed barns has ridge tiles missing from the roof and some tiles that appear to be slipping. These require attention and reinstatement in order to avoid water ingress that would cause damage to the building fabric.



Vegetation growth on historic wall to the churchyard



Vegetation growth on historic walls in the churchyard



Some slanted gravestones and vegetation growth to monuments

7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively to the Conservation Area. However, there are a few minor elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character of the area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows

to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

There are only a few examples of uPVC windows in the Conservation Area. White framed uPVC windows, particularly those with chamfered edges to bulky frames or visible trickle vents, are usually the most intrusive visually. Other uPVC examples in the village are better designed, with flat frames and subtler colours. However, timber is still the preferred material.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.

The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. While there are few modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole, those which could become an issue if they became more widely spread include:

- Visible satellite dishes and aerials on chimneys and to the front of houses;
- Cement pointing to houses or walls which, as with cement render, traps moisture and creates issues with damp and decay; and

Wheelie bins visible from the public highway, which would preferably be stored to the rear of houses or screened by planting or a sympathetic enclosure, such as one in timber.



Negative Features plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Visible aerial



Visible satellite dish



Inappropriate uPVC windows



Cement pointing to an historic wall

7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of increased building within the village and the spreading of the settlement edges of Stody into the landscape of the Glaven Valley. One of the key characteristics of Stody is its rural feel with many open fields between buildings or small groups of buildings.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Stody. New individual houses should remain relatively small in order to reduce or eliminate their impact in the surrounding Conservation Area and landscape.

Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.4 RURAL CHARACTER AND SUBURBANISATION

Stody's rural character is one of the things that make it so special. With potential pressure for new buildings, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete (as opposed to gravel), formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



Minimal road markings help to maintain a rural character

7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Stody's location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Stody, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Stody at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Stody there is one modern barn located at Stody Hall Farm, in between historic barns. It can be seen in views from the road to the east and from the south along Brinton Road. The modern barn is large compared to the smaller historic barns adjacent. Its roof is corrugated metal and its walls have recently been re-clad in timber, which has softened its appearance. Although of a different scale and materiality, as an isolated example it does not harm the Conservation Area.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. However, there could be opportunities to soften their appearance, such as with weatherboarding. New barns could be located where they are less visually intrusive and could use materials that are more in keeping with the character of the Conservation Area.

7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms could cause damage to buildings, while wet conditions promote decay and increase the risk of subsidence. The increasing intensity of storms caused by climate change means that gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

In Study, the location of the becks running through and adjacent to the village could mean potential increased incidences of flooding. More intense rainfall alternating with periods of drought has implications for the beck, the floodplain and water management,¹² both in ecological terms and as a threat to historic buildings. Those buildings nearer the becks are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.



The beck running through gardens north of Hunworth Road

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

Contents

[8.1 Introduction](#)

[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)

8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the proposed Study Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Following the adoption of this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section have become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Stody from the outset and that change makes a positive impact on the Conservation Area.



8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the proposed Study Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Study is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing pattern of development of sparsely located houses which are mainly detached, with wide areas of green space between.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The agricultural land surrounding the village will be retained.

8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Stody that is a fundamental part of its character, which includes predominately flint, brick, some weatherboarding and red clay pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify any issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormer windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Study has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the ‘significance’ of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.



Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the three Listed Buildings and one proposed Locally Listed Building within the proposed Study Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Study at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellite dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.



Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a “whole life building” approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to “fix” one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional “leaky” windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally, the plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
 - Roofs
 - Walls
 - Windows and Doors
 - Floors.

New advice is constantly being published as the technologies develop.



8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area in which it is proposed. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be

used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.

- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/ storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area has a rural character which is vulnerable to incremental change that cumulatively affects its appearance. When considering change to individual buildings or elements in the public realm, the impact on the streetscape

should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area are in materials that are appropriate to the character of the area, such as timber benches or notice boards. Ubiquitous road signs should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Stody is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm. Grass verges, hedges, trees and fields adjacent to roads are all important elements of the character of the Conservation Area which should be preserved.

The green spaces within Stody, including the graveyard and agricultural fields between buildings, provide an important contrast with the buildings and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.

8.3.6 Setting and Views

The setting of Stody contributes to its special interest. The physical setting encompasses open agricultural fields, hedgerows, woodland, the becks and gently undulating landscape. Its setting to the east and north is designated as part of the Glaven Valley Conservation Area, important for its agricultural and milling history.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the Church of St. Mary, will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the potential for new conservation areas should be periodically reviewed as part of a conservation area appraisal process and new areas adopted as appropriate.

The need to review new conservation area boundaries can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

In the case of Stody, the village was within the large Glaven Valley Conservation Area. However, it was the only village within the Glaven Valley which is not designated in its own right as a Conservation Area, which seemed an anomaly.

The village has character as a rural settlement, with vernacular buildings that demonstrate the building materials and styles of North Norfolk. Its Church is an excellent example of a round tower church common in the region and Stody Hall is an impressive manor house. Both buildings, particularly the Church, command key views and act as focal points. The agricultural history of the village is demonstrated in farm buildings at Stody Hall Farm and Kendles Farm. Those at the latter are particularly large and impressive, which is recognised in their Grade II listing.

The current protection under the designation as part of the Glaven Valley Conservation Area will be switched to the new Stody Conservation Area, therefore meaning there is no change to the level of protection the village has, merely a better defined assessment of the character and appearance which make the village special. This means that planners and conservation officers will be able to more accurately judge planning permissions for change within the village according to the effect it will have on the village's own characteristics.

Recommendations

- Remove Stody from the Glaven Valley Conservation Area and designate Stody as a Conservation Area in its own right.

A proposed boundary was initially proposed, drawn to encompass the historic village core around the church, buildings along Brinton Road and important historic farm buildings to the north-west. This proposed boundary for a new conservation area was put forward for public consultation. The feedback from the consultation suggested a larger area should be included in the new village conservation area. The boundary was therefore revised to incorporate Hunworth Road, which similarly was within the Glaven Valley Conservation Area. The original proposal and adopted boundary are shown on the plan on the following page.

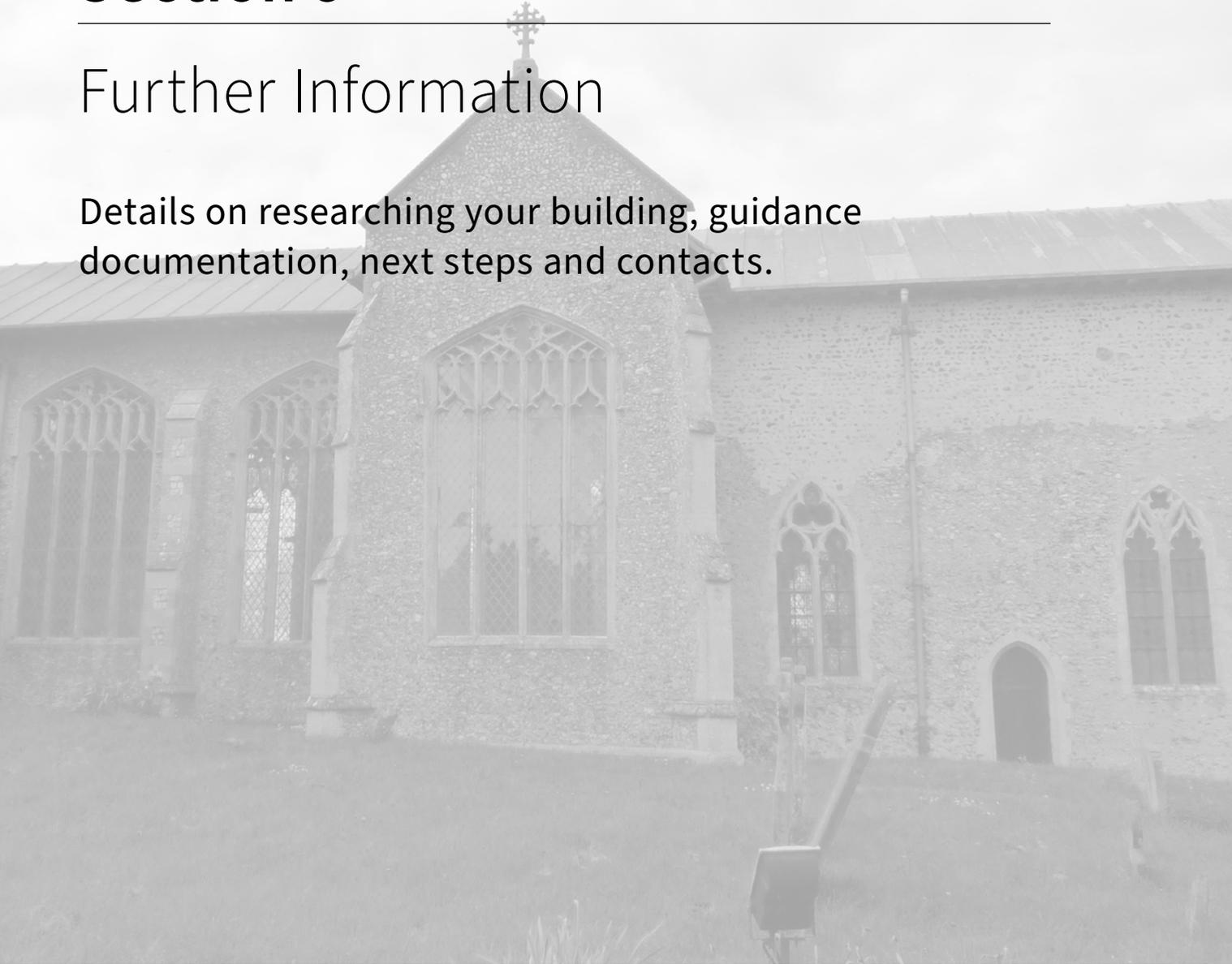


Boundary Review plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 9

Further Information

Details on researching your building, guidance documentation, next steps and contacts.



The preservation and enhancement of the character, appearance and special architectural interest of the proposed Study Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.northernorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

COMMUNITY ACTION

Appendices

Contents

- [A Endnotes and Bibliography](#)
- [B Glossary of Terms](#)
- [C Audit of Heritage Assets](#)
- [D Full Size Plans](#)



Appendix A

Endnotes and Bibliography



ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))
- 05 <https://opendomesday.org/place/TG0635/hunworth/>
- 06 Len Bartram, *Hunworth and Stody*, p. 30.
- 07 Len Bartram, *Hunworth and Stody*, p. 30.
- 08 Fire at Stody Lodge' in Eastern Daily Press, 25 March 1903, 5.
- 09 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 10 See Historic England *Local Heritage Listing* (2016) for more details
- 11 Hunworth – Stody, Heritage Explorer Norfolk (<http://www.heritage.norfolk.gov.uk/record-details?TNF1704>) [accessed 1st April 2020].
- 12 Holt-Wilson, 2014, p.8
- 13 The legal interpretation established in South Lakeland DC v Secretary of State for the Environment and Rowbotham [1991] 2 L.P.R. 97

ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 370 Hunworth Tithe Map

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

Estate Surveys

NRS 21385 Survey of the Estate of Robert Britiffe Esq in the parishes of Hunworth, Stody, Thornage, Bringingham in Norfolk, 1726

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, *Map of the County of Norfolk from actual survey*, 1826

Plan of part of the Stody Estate, Norfolk, for sale by auction by Francis Hornor & Son, 1965



SECONDARY SOURCES

Bartram, Len, *Hunworth and Stody*, 1999

Cozens-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII

Pevsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002

PAST REPORTS

Historic England, Conservation Principles, Policies and Guidance, 2008

Historic England, Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition), February 2019

Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2021

Ministry of Housing, Communities and Local Government, National Planning Practice Guide, 2018

North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017

WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

British History Online, Stody, <https://www.british-history.ac.uk/topographical-hist-norfolk/vol9/pp438-442>

Historic England, The National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Movie Makers Guide, 'Stody Hall', <http://www.moviemakersguide.com/unitedkingdom/england/stody/hall.htm>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Norfolk Heritage Explorer, Stody, [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))

North Norfolk SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Open Domesday, 'Hempstead', <https://opendomesday.org/place/TG1037/hempstead/>

Stody Estate, <https://www.stodyestate.co.uk/>

LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix B

Glossary of Terms



Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). 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 (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm¹³ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally incorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

Appendix C

Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.



BRINTON ROAD (EAST-WEST)

Address / Building Name	Lofted farmyard range at Kendles Farm
Street-by-Street Area	Brinton Road (East-West)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373797
Brief History	Late C18.
Brief Description	Two storey, long range, one bay outshut to west. Various timber doors on ground floor and timber casements to the loft on the floor above. Flint with brick dressings, pantile roof.
	

Address / Building Name	Barn at Kendles Farm
Street-by-Street Area	Brinton Road (East-West)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304510
Brief History	C18
Brief Description	Eight bay barn. Blocked ventilation slits. Large double doors to north side. Flint with brick dressings, pantile roof.
<p><i>Photo taken 2018</i></p> 	

BRINTON ROAD (NORTH-SOUTH)

Address / Building Name	Church of St. Mary
Street-by-Street Area	Brinton Road (North-South)
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304544
Brief History	Mainly C15 though round west tower C11.
Brief Description	Coursed flint with flushwork to parapet. Stone dressings. Lead roof. Round tower to west. Traceried windows.
<p><i>Photo taken 2018</i></p> 	

Address / Building Name	Stody Hall
Street-by-Street Area	Brinton Road (North-South)
Status	Locally Listed
List Entry Link	N/A
Brief History	C16
Brief Description	Two storey brick and flint house. South elevation has three central bays flanked by gabled bays either end. Sash windows and glazed double door with Classical porch (possible modern). North elevation has gabled cross ranges but a less regular arrangement of fenestration between. Proposed for local listing because of its considerable age and its history as one of the key houses in the village.
<p><i>Photo taken 2018</i></p> 	

HUNWORTH ROAD

Address / Building Name	Vale House
Street-by-Street Area	Hunworth Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152958
Brief History	c.1600
Brief Description	Two storey flint building with red brick dressings and pantile roof. Two storey porch with rubbed brick segmental arch. The two chimneys were added in 2006, replacing a single previous chimney, and uPVC windows replaced with timber.
	

Address / Building Name	5 and 6 Hunworth Road
Street-by-Street Area	Hunworth Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049193
Brief History	Mid-C19
Brief Description	Flint and brick cottages with brick dressings, dentil cornice and pantile roof.
	



Appendix D

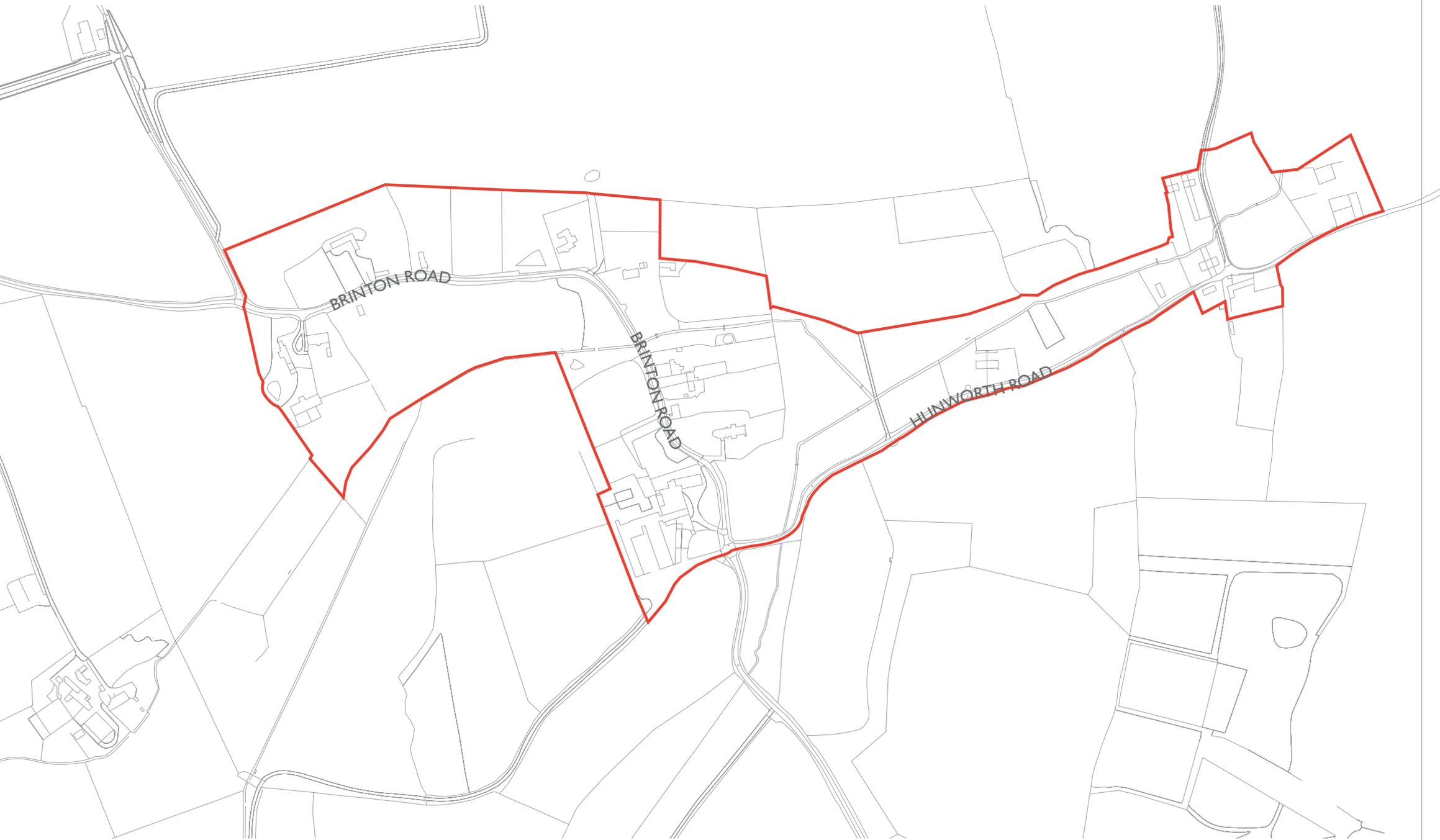
Full Size Plans



Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.

KEY



DRAFT

CONTACT US

 North Norfolk District Council
Council Offices
Holt Road
Cromer
NR27 9EN

 planning@north-norfolk.gov.uk

 01263 513811

