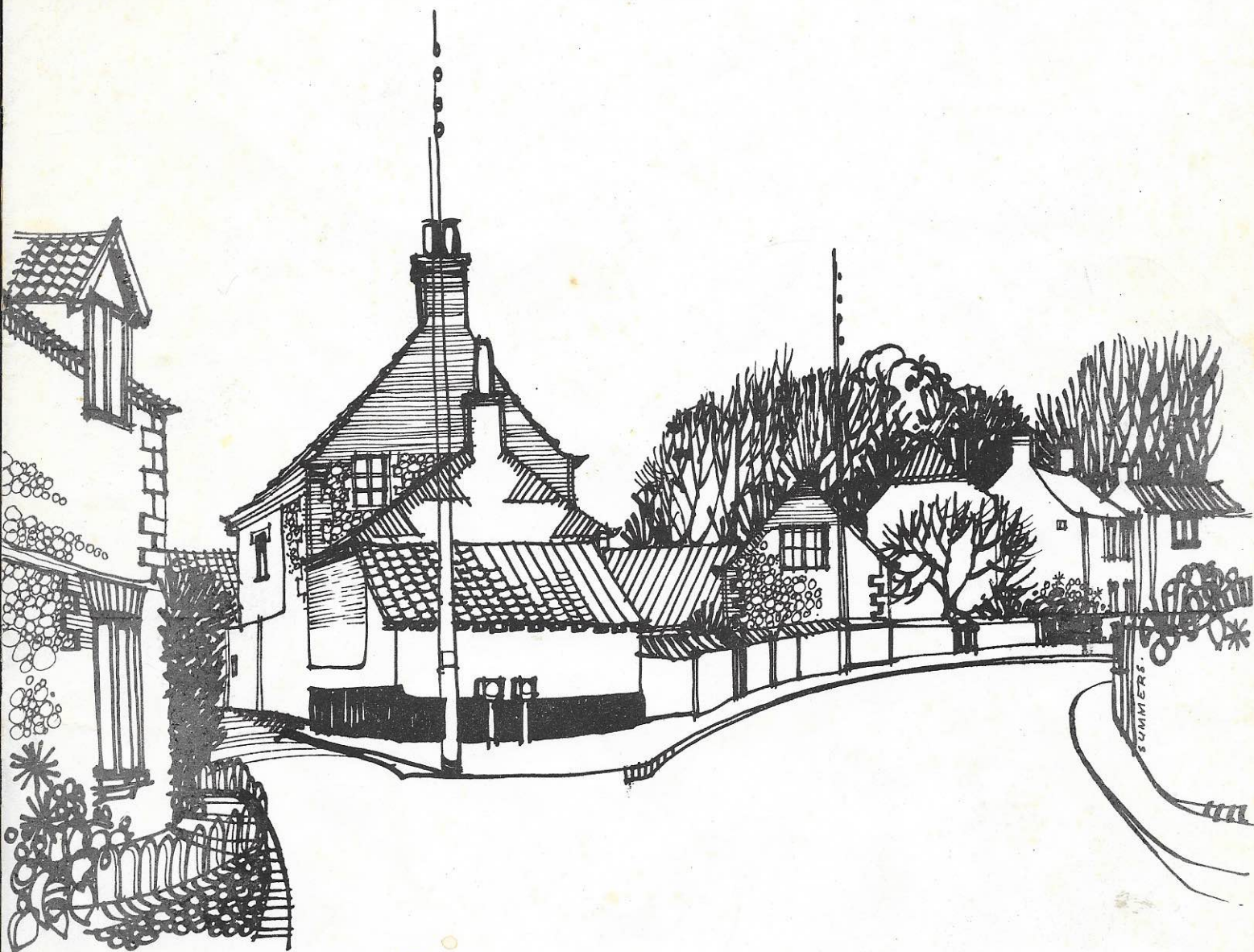


TITLISHALL

conservation area



BRECKLAND DISTRICT COUNCIL

K.P. Dickerson, Chief Planning Officer, The Guildhall, Dereham, Norfolk.



BRECKLAND DISTRICT COUNCIL

Chief Planning Officer,
K. P. Dickerson F.R.T.P.I., A.M.B.I.M. Chartered Town Planner.

District Planning Department
The Guildhall,
E. Dereham, Norfolk

Tel. Dereham (0362) 4221

Your reference

My reference 3/ame/5 PDT/ge

Please ask for MR. P.D. TOLHURST

Extension 69

Date

Dear Resident,

Conservation Area.

... I have pleasure in enclosing a copy of the recently published booklet on conservation in your village. As you will see, your property is included in the designated Conservation Area. This means that under the 1974 Town and Country Amenities Act you now require planning permission to demolish any building within the curtilage of your property. You should also notify the planning department at least six weeks in advance of lopping or felling any tree within your ownership. In addition, if your property is on the Statutory List of Buildings of Architectural or Historic Interest (see map) you will require planning permission for any external alterations to the building. If the building is listed as Grade I or Grade II* you will also require permission for certain internal alterations.

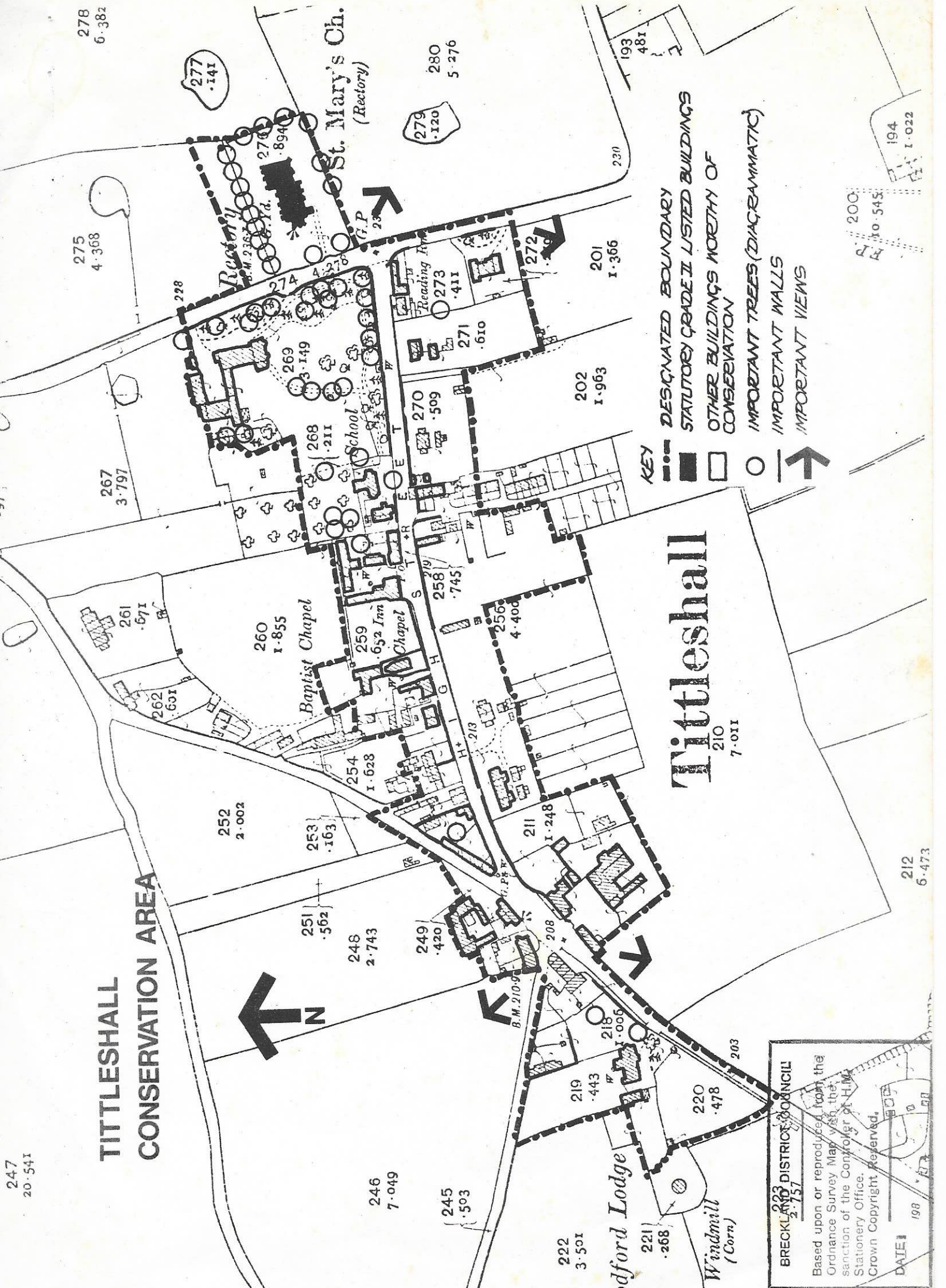
I hope you will appreciate that these additional controls have been introduced to conserve more effectively the special qualities of the area within which you live. In this context, I hope you will enjoy reading the report.

Yours sincerely,

CHIEF PLANNING OFFICER.

247
20.541

TITLISHALL CONSERVATION AREA



- KEY**
- DESIGNATED BOUNDARY
 - STATUTORY GRADE II LISTED BUILDINGS
 - OTHER BUILDINGS WORTHY OF CONSERVATION
 - IMPORTANT TREES (DIAGRAMMATIC)
 - IMPORTANT WALLS
 - IMPORTANT VIEWS

BRECKLAND DISTRICT COUNCIL
2.757

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DATE 198

278
6.382

275
4.368

267
3.797

252
2.002

251
.552

248
2.743

249
.420

245
.593

246
7.049

260
1.855

259
.652

254
1.628

253
.103

258
.745

211
1.248

222
3.501

221
.268

219
.443

220
.478

268
.211

269
3.149

270
.509

271
.610

272
.411

202
1.963

201
1.366

280
5.276

279
.120

277
.141

274
4.279

275
2.357

276
1.894

193
481

194
1.022

200
10.545

212
6.473

INTRODUCTION.

Under Section 277 of the 1971 Town and Country Planning Act, Breckland District Council is empowered to designate Conservation Areas. A list of twenty three proposed areas has been drawn up, in addition to the four already designated by the County Council, which are considered worthy of Conservation because of their architectural and historic importance.

It should be emphasized that Conservation does not imply the fossilization of settlements. In essence it endeavours to resolve the conflicting economic and aesthetic demands made on our Architectural Heritage, in such a way that the appearance of towns and villages is enhanced. To achieve this, growth and change in settlements must be allowed, and in this context Tittleshall is classified as a Category (iv) village in the County Interim Settlement Policy, where single dwellings only are appropriate. Although recent growth has not always been translated into good design, in future higher standards of design for residential development will be required.

THE CONSERVATION AREA.

Tittleshall is an unassuming little mid-Norfolk village which has grown up around a triangle of country lanes. Most of the traditional cottages are grouped together along the High Street with several more distinctive buildings at either end, set a little apart in their own grounds - notably the farm and Woodford Lodge at one end and the Church/Rectory at the other. Here and on the south side the edges of the village are clearly defined with some attractive views out across open fields. The High Street forms the base of this triangle of roads and at the apex stands Manor Farm House and its extensive collection of farm buildings marking the northern edge of the village, but too detached from the main body of the proposed Conservation Area to be included in it, particularly in view of the intervening estate development.

Looking at the area in more detail, at the western edge Woodford Lodge is a handsome 18th century redbrick and black pantile house, but the splendid group of farmbuildings opposite form a rather more prominent edge to the village and should be retained as long as possible. The farmhouse itself is large and distinctive with painted brick surrounds to the windows, despite the rendered facade, and a tall brick and flint wall leading into the High Street. It is lined on both sides by an agreeable mixture of 18th and 19th century cottages in redbrick and/or flint with pantile roofs. Some face directly onto the street, others are set back slightly behind low flint nodule walls which are themselves important linking elements in the street picture and should be repaired and retained wherever possible. It is these slight variations in the street frontage which give the High Street its character.

Dotted among the cottages are several other distinctive buildings which stand out because of their style or materials, notably the neat little Methodist Chapel, with its rusty railings, and the Ostrich pub separated from it by the bowls green. Just beyond, the old school and school house are quite striking Victorian Gothickbuildings in white flint nodule, brick and black pantiles, little lattice windows and hood mouldings. At the far end of the street a great mass of trees in the grounds of the rectory terminates the view most attractively. They overhang a high brick wall which partly screens and helps soften the impact of the new housing. The Church stands a little detached on the far side of the lane, surrounded by fields and church yard trees.

Although the area is basically attractive, its appearance has been marred by one or two new infill houses which, in terms of design and materials, do not respect the traditional buildings of the village. Elsewhere several of the 18th century cottages were enlarged either in the late 19th century or since the last war. The more recent alterations have not always been carried out in a sensitive manner. In particular traditional windows have been enlarged and/or replaced with disproportionate standard frames which look very ugly. There are also one or two waste plots and strips of land which need screening or tidying up, and a surfeit of overhead wires and poles.

POLICIES

Breckland intends to ensure:

1. A very high standard of design for all new development and modernisation within the Conservation Area, to be achieved by using the architectural vocabulary embodied in the traditional buildings of the village. This will be dealt with more fully by a residential design guide which is in the course of preparation.
2. Enhancement of the area by treating eyesores and providing additional amenities. All this will be achieved by a combined use of the existing planning legislation, wide consultation and voluntary effort.

Existing Buildings - The 1974 Town and Country Amenities Act ensures that no building within the designated area can be demolished without planning permission. Designation also strengthens the case for adding buildings to the statutory List of Buildings of Architectural or Historic Interest. The original list is now woefully inadequate. Today, most of the buildings constructed before 1850 are worth conserving, including virtually all those within the proposed area (see map), although none are at present Listed, except the Church.

New Buildings - Applications should be accompanied by details of design and materials and will normally be given wide local publicity. In exceptional circumstances, the Planning Authority is empowered to bring within its control various types of permitted development such as garages, advertisements and farm buildings which might threaten the area.

Trees - Trees are an integral part of the village, but none are subject to Preservation Orders. The 1974 Act does require owners within the Conservation Area to give at least six weeks notice before felling or lopping, but a selective policy of Preservation orders is required to safeguard the most valuable groups of trees, together with a planting programme to replenish the existing stock.

Street Furniture - The accumulative effect of wires, signs and surfaces can so easily ruin the appearance of an area. Although the Planning Authority has little direct control over such details, much can be achieved through close consultation with the relevant authorities. In this connection, the County Surveyor will be consulted on proposals for new road schemes, traffic signs, parking areas, street lighting, and resurfacing, and the Post Office and Electricity Board on overhead wires. There are also many opportunities for local residents to instigate small-scale improvement schemes in consultation with the Local Planning Authority, to remove or screen eyesores, clear and maintain footpaths, and provide well-designed facilities such as seating and litter bins.

Consultation - Two way consultation is an integral part of the Conservation process. All planning applications will be automatically referred to the Parish Council for their observations, and it is hoped that local opinion will be channelled through the Council and that any other matters concerning Conservation in the village will be brought to the attention of the Planning Authority.