



Planning Application details

Reference	06/23/0632/F, 06/23/0635/LB, 06/23/0634/F and 06/23/0633/LB
Proposal	Retention of 9 external air conditioning units, proposed retention of 5 no. outbuildings (for use as restaurant seating) and timber cladding attached to rear elevation of hotel (retrospective)
Location	The Grange, Ormesby
Parish	Ormesby St Margaret
Conservation Area	No.
Heritage Status	Grade II listed.
Date	08/02//2024

Comments and recommendations following site consultation

The below comments should be read in conjunction with initial comments and recommendations made on 15th November 2023.

External

South (Principal) and East Elevation

It is now clear that some of the air conditioning units are in fact air source heat pumps – **please can this be clarified on the drawings which is which and approval sought for any corresponding internal units.**

We suggested that external units can be lowered down as far as possible and screened – front elevation: green screen to be agreed, side elevation east: green screen to be agreed. Side elevation west: timber enclosure or green screen to be agreed. **Please indicate this clearly on revised drawings.**

There are still concerns over the two ducts that run vertically across the entire front elevation, do these serve air conditioning units? Please clarify and submit mitigation measures as suggested on site (small square cast aluminium profile in a colour to match the buff brick of the front elevation). **If the units are air conditioning, I suggest their removal which will facilitate the removal of the ducts. Natural ventilation mechanisms can be installed in the existing sash windows. Please clarify and update drawings.**

Cladding in the form of a horizontal border has been fitted centrally across the entire south elevation. This is a detrimental change to the appearance of the building that has harmed its special architectural interest. It has also caused damage to the fabric of the building. Stars have been fitted on the south and east elevation. Again, the fixtures will have caused damage to the historic fabric.

We were informed on site that the boarding was mainly provided to hide existing cabling for external lighting which was considered unsightly. I suggested on site that an option would be to reduce the four rows of boarding down to two which will allow for the retention of the stars and still hide any cabling. However, upon reflection and considering the overall harm to the listed building's historic and architectural character, **I advise that the boarding and cabling is removed and made good. Any emerging holes in the brickwork after removal of boarding and the airtsource heat pumps must be repaired by a specialist contractor. Please confirm removal and repair methodology on the drawings.**

Please also include any proposed external lighting on the drawings.

As previously mentioned it appears that the below external works are also unauthorised and require consents:

Painted Signage

Painted on signage on the East elevation also requires a retrospective application, but this element is deemed acceptable.

Rear extension – signage and cladding

The rear extensions are relatively unsympathetic and recent additions; whilst the signage is perhaps a little oversized, it is appreciated that this is the most visible elevation from the highway. Conservation has no objection to the principle of the cladding or the painted-on signage on this element; **however, this element also requires a retrospective application.**



Figure 2

Above left: Pub interior with high quality original fixtures and finishes (24/09/2016).

Above right: Pub interior with high quality original fixtures and finishes on 29/09/2016.

Left: Unrecognisable interior with corrugated ceiling and walls clad in timber boarding: now.

Internal

Internal features which are fixed to the building are equally as important (and protected by the listed status) as the exterior of the building. Internal joinery such as doors, fitted cupboards and panelling are all part of the listing as well as features such as fireplaces and plasterwork. Listed Building Consent must be sought before altering or removing such features.

The interior has seen a drastic change from a high social status Georgian farmhouse style (converted to a Public House in the second half of the 20th century?) to a ranch-style burger diner. Relatively recent photographs show elements of the original Georgian interior with some dated interior finishes, but in reasonably good condition. Whilst it is not clear who was responsible for their removal, the owner of the listed building is ultimately responsible that no unauthorised works are carried out to the listed building. It is a serious concern that significant historic features have been removed in the period between 2016 and 2020 without listed building consent. The character of the interior of the listed building has been unrecognisably altered from a high-quality Georgian interior which has caused harm to the significance of the building. Corrugated iron and fake timber boarding as seen in figure 3 are considered beyond cosmetic redecorating as it has affected the special historic and architectural character of the Georgian interior.

The below listed historic features appear to have been removed: **Please can we have further information on all internal alterations and changes that have taken place in recent years accompanied by an application for Listed Building Consent for these elements.**

- Fireplaces

- Cornices, skirtings, picture and dado rails
- 1790s fitted ornate corner cupboard
- Historic finishes such as the original lime plaster and lath and plaster ceilings
- Some sash windows have been fitted with internal decorative (?) metal grills

It appears that overall, the internal layout has been retained; however, **we do require an existing (prior to internal changes) and proposed (now existing) floorplan in order to gain further clarity on this aspect as well as an application for Listed Building Consent for all changes and alterations.**

Retention of 5 Outbuildings, fences, signage, brick plinths

It is now understood that these structures were put up in consultation with various Council officers during the summer of 2020 when there was Covid deregulation in place in order to accommodate temporary outside catering facilities in a rapid manner. It is not clear if advice was given that permanent structures in the grounds of a listed building as well as means of enclosure such as the fences will normally require planning permission.

The timber structures are described as outbuildings, but they are very insubstantial timber sheds, and their appearance is inappropriate in the context of the listed building. They detract from the historic character and the setting (frontage and historic access drive area is the most prominent and important one in terms of the Grange) of the listed building as well as create a character within the curtilage that is not consistent with the historic high social status Georgian Farmhouse character. It

would be much preferable if the temporary structures were replaced with a traditional outbuilding/carshed type building of a more permanent and traditional nature in a location to the east side of the site.

Extensive fencing has been installed which has subdivided the curtilage, but no justification has been provided. This element also requires an application for planning permission (means of enclosure in the grounds of a listed building).

As previously identified, there are several elements in the proposal which have resulted in harm to the listed asset therefore harming the significance of the Grade II listed The Grange. The level of harm currently stands at the high end of less than substantial level and significant changes are required to lower the level of harm and allow for the public benefit to outweigh this harm.

I look forward to receiving revised details and additional applications to ensure we regularise works, mitigate and minimise harm to this Grade II listed building.

Please contact Conservation (conservation@great-yarmouth.gov.uk) with any questions relating to the above matter.

Franziska Callaghan MA MSc DipID IHBC
Conservation Officer

Relevant Policy Context:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF, Conserving and Enhancing the Historic Environment, Section 16
- Great Yarmouth Local Plan Part 2 (December 2021), Policy E5: Historic environment and heritage
- Local Plan Core strategy, Policy CS10 - Safeguarding local heritage assets.
- Local Plan Core Strategy Policy CS9 – Encouraging well-designed, distinctive places.