

Parish:	Middleton	
Proposal:	Listed Building consent application for installation of 2.025m timber fencing	
Location:	Middleton Castle Station Road Tower End Middleton King's Lynn Norfolk PE32 1EE	
Applicant:	MT Heritage Enterprises Ltd	
Case No:	25/01595/LB (Listed Building Application)	
Case Officer:	Lynette Fawkes	Date for Determination: 24 November 2025

Reason for Referral to Planning Committee – Councillor Barclay is the applicant.

Neighbourhood Plan: No

Case Summary

The applicant is seeking listed building consent to retain a close panel boarded fence attached to a curtilage listed wall, outside of a grade I listed building.

Key Issues

The visual impact upon the host grade I listed Building and the physical and visual impacts upon the curtilage listed wall.

Recommendation

REFUSE

THE APPLICATION

This application is for Listed Building Consent to retain a recently erected close panel boarded fence within the curtilage of the grade I listed Middleton Castle. The fence has been attached to the wall surrounding the entrance to the property. While this wall is more recently constructed than Middleton Castle, it is considered to be curtilage listed by virtue of its architectural merit and its age.

SUPPORTING CASE

No supporting case has been submitted by the applicant.

PLANNING HISTORY

25/01729/LDE - Lawful Development Certificate: Retention of existing close boarded timber fencing panels to a height of 2.025m behind unused site entrance.

RESPONSE TO CONSULTATION

Parish Council: None Received

Ward Member: None Received

Historic England: NO COMMENT

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

Historic Environment Service: NO OBJECTION

The applicant should contact Historic England if they have not done so already due to the proximity to a Scheduled Ancient Monument.

Public Rights of Way: NO COMMENT

REPRESENTATIONS – ONE comment in SUPPORT;

My father in law - who lived at the property - erected a fence having obtained planning permission in the late 1980's as a result of people stopping to take photographs of the property.

This was done for privacy and security.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP20 - Environmental Assets- Historic Environment (Strategic Policy)
National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF.

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main considerations are:

Impact upon the Listed Building and the Curtilage Listed Wall

Local Plan Policy LP20 states that proposals that affect the significance of a Listed Building should conserve or enhance that significance. It also states that alterations to Listed buildings should not adversely affect its character as one of special architectural or historic interest, its significance or its wider setting.

Paragraph 202 of the NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 207 of the NPPF requires that enough information should be provided with an application to describe the significance of a heritage asset and any contribution made by its setting.

Paragraph 213 of the NPPF states that any harm to the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 215 of the NPPF states that where less than substantial harm has been identified, this harm should be weighed against the public benefits of the proposal.

The scheme does not preserve and enhance the fabric and significance of the curtilage listed building nor does it protect and enhance the amenity of the wider environment including its heritage and cultural value.

Middleton Castle is a Grade I listed building and is therefore a designated heritage asset of national importance. The wall surrounding the building is curtilage listed and considered to be of importance to the understanding of the building and its development over time. The scheme does not therefore use appropriate materials or fixing methods to be considered appropriate to the significance of the highly graded heritage asset.

The fence has been fixed to the curved, crenellated wall to the front of the grade I listed building. The fence has been attached to the wall using standard fixings and have not been sensitively attached into the mortar joints, a permanent screw hole in the bricks has been made which is now irreparable. This has caused damage to the fabric of the wall that cannot be repaired.

The information provided with this application does not describe the significance of the building or offer an understanding of how the works proposed would impact upon the significance of the building.

The scheme is wholly discordant with the traditional materials required for use in the setting of a grade I listed building and has caused irreparable damage to a curtilage listed wall. The applicant has not demonstrated that there is a need for a fence that a more appropriately designed and detailed solution would not adequately address. As it stands, the proposal causes a low level of less than substantial harm to the significance of the grade I listed building and a medium level of less than substantial harm to the curtilage listed wall.

There are no public benefits identified as part of this listed building consent application that could outweigh the less than substantial harm caused to the listed structure. An alternative

solution could be sought which would be less harmful both visually and to the fabric of the wall.

CONCLUSION:

The new fence has been attached to the curtilage listed wall associated with the grade I listed Middleton Castle. The scheme is wholly discordant with the traditional materials required for use in the setting of a grade I listed building and has caused irreparable damage to a curtilage listed wall.

The development is therefore contrary to Policy LP20 of the Local Plan as well as Paragraphs 202, 207, 213 and 215 of the NPPF.

It is therefore recommended that the application is refused for the following reason;

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The attachment of a close panel boarded timber fence to a curtilage listed wall in the setting of the grade I listed Middleton Castle, would cause less than substantial harm to the significance of the curtilage listed wall and the setting of the grade I listed Middleton Castle. It is an inappropriate material for use within the historic setting and has caused permanent and non-reversible damage to the curtilage listed wall. The applicant has not sought advice as to what a suitable alternative may be and did not seek pre-application advice. It is therefore contrary to policies LP20 of the Kings Lynn and West Norfolk Local Plan 2021-2040. It would also be contrary to paragraphs 202, 207 and 213 and 215 of the National Planning Policy Framework.