

## Item No. 4

**Application Reference Number** P/22/0169/2

<b>Application Type:</b>	Listed Building Consent	<b>Date Valid:</b>	31/01/2022
<b>Applicant:</b>	Mr Jonathan Morgan		
<b>Proposal:</b>	Internal alterations to swap Playroom and Kitchen, creation of new draught lobby from new external rear door.		
<b>Location:</b>	Manor Farm House, 21 Stanford Lane, Cotes, Leicestershire LE12 5TW		
<b>Parish:</b>	Cotes	<b>Ward:</b>	The Wolds
<b>Case Officer:</b>	Martin Jones	<b>Tel No:</b>	01509 634971

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This application is referred to Plans Committee in accordance with exceptions contained within the Council's scheme of sub-delegation to Heads of Service embedded within the Constitution.

### Description of the Site

Manor Farm House is a large, attractive dwelling house dating from c1800 and constructed of brick with dentilled eaves courses and a distinctive Swithland slate roof. Originally the principal farmhouse, it sits in a prominent position on Stanford Lane with the associated outbuildings set further back behind Manor Farm House, although these outbuildings are now outside of the ownership of the farmhouse. The building was listed, Grade II, on 15 March 1984.

### Description of the Proposals

This application for Listed Building Consent seeks approval for internal alterations to swap the locations of the existing Playroom and Kitchen, the relocation of an existing fireplace, the installation of a new folding door screen and single leaf door to replace existing patio windows and doors to the northwest elevation and the creation of a new draught lobby and entrance door to the rear entrance.

### Development Plan Policies

#### Charnwood Local Plan 2011-2028 Core Strategy

The following policies are relevant to this application:

Policy CS2 – High Quality Design requires new development to respect and enhance the character of the area, protect the amenity of people who live and work nearby, to function well and to add to the quality of the area.

Policy CS14 – Heritage – Sets out to conserve and enhance our historic assets for their own value and the contribution they make to the community, the environment and the economy.

### **Other material considerations**

#### National Planning Policy Framework (NPPF)

Whilst all proposals must be determined in accordance with the development plan, the National Planning Policy Framework, (The Framework), is a material consideration in planning decisions. The Framework contains a presumption in favour of sustainable development and defines 3 roles a development must fulfil in order to be sustainable:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental role – contributing to protecting and enhancing the natural, built and historic environment

In addition, the Framework offers the following advice that is particularly relevant to the consideration of this proposal:

Paragraph 194 states that in determining applications, planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assessed using appropriate expertise where necessary.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

#### Historic England's Historic Environment Good Practice Advice in Planning 2: *Managing Significance in Decision-Taking in the Historic Environment.*

This provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy.

## Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

Consolidates previous legislation relating to special controls in respect of buildings and areas of special architectural or historic merit and sets out what alterations can be carried out to listed buildings and within Conservation Areas without the formal consent of the local planning authority.

Section 66 of the Act requires that, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

## National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

## The Draft Charnwood Local Plan 2019-2037

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2037. Due to the stage this has reached in the plan making process, at this time, the Draft Local Plan carries only limited weight.

## **Relevant Planning History**

P/15/1340/2	(Listed Building Consent) – Replacement windows	granted conditionally	<b>02/09/2015</b>
P/19/1786/2	(Listed Building Consent) – Replacement windows	granted conditionally	<b>25/10/2019</b>

## **Responses of Statutory Consultees**

None.

## **Consideration of the Planning Issues**

The NPPF states at paragraph 199 that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In addition, Policy CS 14 of the Core Strategy

to the Charnwood Local Plan requires development proposals to protect heritage assets and their setting.

The main issue to be considered in the determination of this application is the impact that the proposal would have on the heritage asset, (the grade II listed building). The details to be considered are the possible loss of historic fabric and the aesthetic impact of the new interventions.

The existing chimney stack to the southwest wall of the existing Playroom is an original feature, however, following an analysis of the construction details and the plan form of the building, it is considered that the 'Tudor arch' fireplace is not original but is itself a later intervention. The relocation of this fireplace and the opening up of the chimney breast, including the insertion of new air bricks, to facilitate the installation of a new stove is therefore not considered to have a detrimental impact on the listed building.

The existing patio doors and windows to the northwest elevation are also considered to be later interventions consisting of 20<sup>th</sup> century painted casement windows and glass-paneled doors. The removal of these windows, together with the removal of a small amount of brickwork below the sills to either side of the patio doors and the subsequent installation of a high quality, glazed hardwood folding door screen is not considered to be harmful to the character or appearance of the listed building. Similarly, the replacement of the existing single leaf door with a painted hardwood single leaf door within the original structural openings is also not considered to be harmful to the character or appearance of the listed building.

The renovation works to the main entrance door are considered to be like for like repairs for which listed building consent is not required.

The application also involves the installation of a single leaf door to the rear entrance lobby. This rear lobby was constructed in the late 20<sup>th</sup> century and consists of a flat-roofed extension with a Swithland slate mono-pitch roof. The later extension is to be slightly modified to facilitate the creation of a draught lobby, the infilling of 3 No. small openings, the relocation of the door to an existing WC and the installation of a new hardwood single leaf external door providing an additional entrance from the rear of the property. This work involves modifications to a 20<sup>th</sup> century extension and no detrimental loss of historic fabric. As such the work is not considered to adversely impact on the character or appearance of the listed building.

### Conclusion

In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability of preserving the listed building affected by this application and the features of special architectural and historic interest which it possesses.

For the reasons set out above it is considered that the proposed works will not cause harm to the significance of the designated heritage asset.

The development therefore accords with Policies CS2 and CS14 of the core strategy of the Charnwood Borough Council Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 199 to 202 of the NPPF.

**RECOMMENDATION:**

Grant subject to the following conditions:

1. The works to which this consent relates, shall be begun not later than 3 years from the date of this consent.

REASON: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

MFH 2022/100 – Location Plan

MFH 2022/108 – Proposed Ground Floor (Playroom/Conservatory)

MFH 2022/109 – Proposed Ground Floor (Kitchen/Larder)

MFH 2022/110 – Existing and proposed additional rear entrance

MFH 2022/111 – Sections through proposed additional rear entrance

MFH 2022/112 – Illustration of existing and proposed additional rear entrance

MFH 2022/115 – Changes to chimney breast in existing Playroom

MFH 2022/116 – Renovation of external door panel to existing Playroom

MFH 2022/120 – Changes to entrance to Conservatory from existing Playroom

MFH 2022/121 – Changes to entrance door to Conservatory from Hallway

MFH 2022/122 – Sections to Conservatory doors from existing Playroom and Hallway

Received 31 January 2022

REASON To define the limits of the listed building consent

3. Any materials used to make good the existing building fabric shall be carried out using materials that match the existing building.

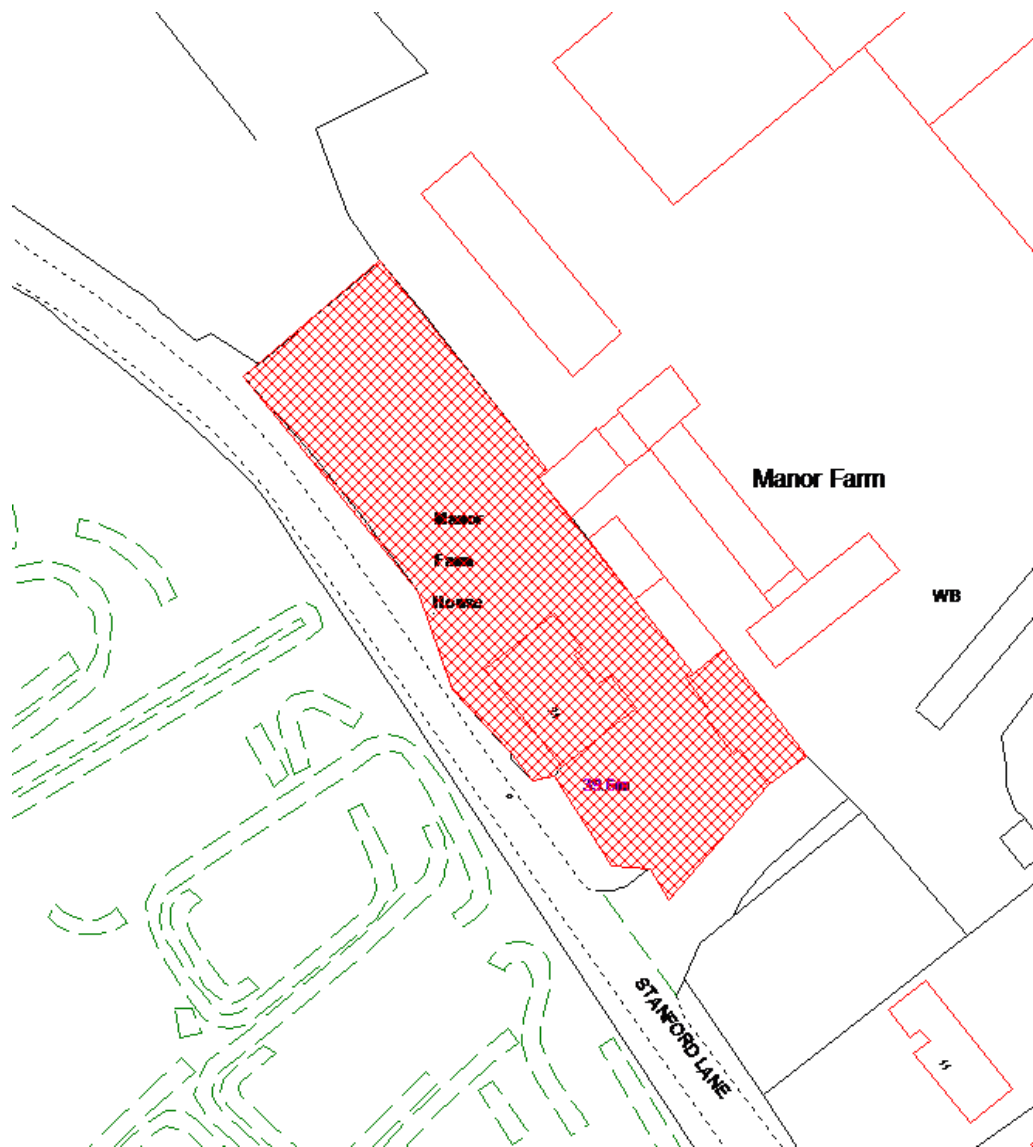
REASON: To ensure that the works are carried out in a way that respects the character and significance of the listed building in accordance with Policy CS2 and CS14 of the Core Strategy (2015).

The following advice notes will be attached to a decision

- 1 The Local Planning Authority has acted pro-actively through early engagement with the applicant at the pre-application stage. This led to improvements to the scheme to secure a sustainable form of

development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS2 and CS14 of the Charnwood Local Plan 2011-2028 Core Strategy have been taken into account in the determination of this application. The development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
- 3 Planning permission has been granted for this development because the Council has determined that it is generally in accord with the terms of the above-mentioned policies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.



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