

Delegated Report

Planning Ref: 26/00061/FUL & 26/00062/LBC

Applicant: Mr John Shepherd

Ward: Cadeby, Carlton, M Bosworth and Shackerstone

Site: Baptist Chapel, 22 Main Street, Barton In The Beans



Hinckley & Bosworth
Borough Council

Proposal: Installation of air-source heat pumps and associated works

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The planning application seeks both full planning permission and listed building consent for the installation of 4no. external air-source heat pumps and associated works including internal units to be installed.

3. Description of the site and surrounding area

- 3.1. The site relates to Baptist Chapel, 22 Main Street, Barton in the Beans, which is a Grade II Listed Building of special and historical interest. The Baptist Chapel is set back from the highway with a small cemetery plot to the front of the site. The site is accessed off Main Street with associated parking to the rear.
- 3.2. The site is located within a predominantly residential area, with detached two storey dwellings making up the general character of the area. The site to the North has benefitted from approval for glamping pods.

4. Relevant planning history

22/00962/FUL

Proposed single storey extension and erection of 3 glamping pods

Planning permission

29.01.2025

18/00226/FUL

Single storey detached cabin to the rear of the chapel to provide holiday accommodation

Planning permission

25.06.2018

95/00847/LBC

Replacement of ceiling

Listed building approval

19.12.1995

5. Publicity

- 5.1. Neighbours were notified of the application via letter, and a site notice was placed within the vicinity of the site. A press notice was also issued within the Hinckley Times newspaper.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Shackerstone Parish Council

6.2. No comments have been received.

6.3. Hinckley & Bosworth Borough Council (Conservation)

6.4. A substantive response has been received by the Councils Conservation Officer, which has been included in the character of the area and impact on the listed building section of this report.

6.5. Hinckley & Bosworth Borough Council (Environmental Health)

6.6. The Environmental Health team have confirmed that they have no objections to the proposal.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

8.1. The application site is within a sustainable location in the identified boundary of Barton in the Beans. Therefore, the development is acceptable in principle, subject to the assessment of all other material considerations. The key issues in respect of this application therefore are:

- Design and impact upon the character of the area and impact on Listed Buildings
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area and impact on listed buildings

8.2. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses. Section 66 of the Act places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the

listed building or its setting or any features of special architectural and historic interest which it possesses. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

- 8.3. Section 16 of the National Planning Policy Framework (NPPF) (2024) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.4. Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.
- 8.5. The applications seek permission for the installation of air-source heat pumps within the Baptist Chapel at Barton in the Beans. The Chapel is a grade II listed building of special historic and architectural interest. The listed building entry (National Heritage List England (NHLE) ref 1188187) identifies the Chapel as: Baptist Chapel. Dated 1841. Red and yellow brick chequer with slate roof behind a pedimented gable. Aligned north-south facing south. 2-storeys with sill bands and dentilled eaves broken by a slightly projecting centre bay with its own open pediment containing a plaque with pilastered sides and cornice-hood, inscribed "GENERAL / BAPTIST CHAPEL / REBUILT / 1841". Regular 3-window front; 4-pane fixed lights to first floor left and right with wedge-shaped lintels grooved as voussoirs, and raised key blocks. 16-pane glazing bar sash to first floor centre with raised surround, bracketed sill and bracketed pediment-hood with antefixae and Greek Revival frieze. Circular light in gable with heavily moulded surround, and large Venetian window to ground floor centre with bracketed sill, pilasters and raised key block. This is flanked by a pair of doors within round-arched recesses; each has a fanlight with an arch grooved as voussoirs, and a raised key block. 4-bay side elevations of 16-pane glazing bar sashes and 4-pane fixed lights, the ground floor windows are in round-arched recesses. Sill strings and dentilled eaves are continued from the front. Interior: the 2 front doorways each give access to a staircase which ascends to the gallery. This is panelled and is supported on cast iron columns. The chapel retains its oak pews. Panelled pulpit at the north end with bowed centre and heavy moulded cornice with dentils; steps to each side with turned balusters, open string and carved tread ends.
- 8.6. This internal spaces of the Chapel are currently heated by coal burning stoves which require considerable maintenance and resources to operate. The proposal is to install air source heat pump as a replacement heating system, with the installation consisting of four external heat exchanger units located at low level on the external rear wall of the building, and internally six heating units within the ground floor of the main Chapel room, and two further heating units within the rear rooms, one at ground floor level and one at first floor level.
- 8.7. The heat exchanger units are relatively small in scale. Due to this and their location at ground floor level and siting on the less architecturally significant rear elevation of the building it is considered that their installation would have no adverse impact upon the character of the building, or area, and they would be compatible with its

significance. Their visual impact is also minimised due to the presence of a brick wall surrounding the yard to the rear of the building, which ensures that the units would be barely visible from the wider setting of the building to the rear.

- 8.8. The internal units are again very modest in scale. They are sited in the same areas within the main Chapel room as the existing stoves and would be fixed to section of painted hardboard along the walls, thus avoiding an adverse physical impact upon any interior fabric of significance such as the original wood panelling. The new infrastructure for the heaters consists of wiring and pipe runs that would be boxed in against the interior walls and under the existing floor, with such an installation method also avoiding adverse physical impacts upon any interior fabric of significance.
- 8.9. The air source heat pumps have been appropriately specified and sited as to avoid adverse impacts upon the character of the listed building and any of its significant fabric, whilst providing an improved heating system to enhance the energy efficiency of the building and its usability to ensure for its long-term conservation. For these reasons the proposal is compatible with the significance of grade II listed Baptist Chapel and therefore it complies with Policies DM10, DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duties of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the SADMP confirms the requirements of which permitted developments must achieve. DM10 (a) and (b) confirm that any development must not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion.
- 8.11. The internal units are not considered to create any detrimental impact on neighbouring residential amenity by way of their location.
- 8.12. The external units are located to the rear of the Baptist Chapel and are well screened by the rear yard boundary wall, further reducing any impact. The neighbouring residents are located approx. 30m from the units and as such, given the low-level noise emitted from air source heat pumps, it is not considered that any impact in terms of noise or vibration would be experienced by the residents. This is further supported by the comments of no objection received by Environmental Health.
- 8.13. The units by way of scale and location would also have no impact on neighbouring residential amenity in terms of loss of light, loss of privacy, overbearing or overshadowing impacts.
- 8.14. Overall, it is considered that the proposal would have no impact on residential amenity, causing no detrimental impacts on loss of light, loss of privacy, overbearing or noise/odour impacts. As such, the proposal is considered in accordance with Policy DM10 of the adopted SADMP.

Impact upon highway safety

- 8.15. Policy DM17 of the SADMP states that the development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and

that the residual and cumulative impacts of the development on the transport network are not severe.

- 8.16. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.17. The development does not encroach on the existing parking provision afforded to the site, nor is the proposal considered to have any detrimental impact on highway safety, given the nature of the development.
- 8.18. The proposal therefore complies with Policies DM17 and DM18 of the SADMP.

9. Equality implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

10. Conclusion

10.1 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM10, DM11, DM12, DM17 and DM18, of the adopted Site Allocations and Development Management Policies DPD. The proposal can therefore be supported.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 **Conditions and Reasons / Reasons**

26/00061/FUL:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan
- Proposed Elevations and Floor Plans
- Layout - Elevations
- Block Plan, Drg No. TQRQM18058173744408
- Wall Console Specifications

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.