Reference: **08/00902/LBC**

Applicant: **Mrs Lisa Morton**

Location: **Mortimer House, Washpit Lane, Barlestone, CV13 OEH**

Proposal: **Alterations to Dwelling.**

Introduction:-

This is a Grade II listed building in the north-east corner of the Church yard which lies at the historic heart of the settlement of Barlestone. There is no conservation area in Barlestone.

The proposal will create a new bathroom within a bedroom on the third floor of the building.

History: None

Consultations:

English Heritage do not wish to comment on this application.

Leicestershire County Council archaeology department do not wish to comment on the application.

The Parish Council has not commented on the application.

Site and Press Notice were displayed and neighbours notified and one letter has been received which raised no objections

Development Plan Policies:-

National Policy

Planning Policy Guidance Note 15

Local Plan Policies

BE4 Alterations to Listed Buildings

Appraisal

Alterations to the Listed Building

This bedroom is a secondary bedroom on the third floor of the building. It is lit by two windows on the main elevation facing the church yard. The new bathroom will be set at the back of the room parallel to the main façade. However it will not be visible from the churchyard.

The existing finishes within this bedroom are modern. There is a modern gypsum plaster finish to the walls, the ceiling is plasterboard and there is a modern softwood skirting. The floor is traditional lime ash construction, however, and care is required when drilling the lime-ash floor to ensure it does not crack.

The new bathroom will be formed by a stud partition with plasterboard linings, which will clearly identify that the room is new and not of the same period as Mortimer House.

Conclusion

Mortimer House is a very important building in the settlement of Barlestone. These proposals are internal to the property and will not impact on the remaining historic features of Mortimer House. In conclusion they are considered acceptable.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to representations received and the relevant provisions of the development plan, as summarised below, it is considered that, subject to compliance with the conditions attached to this permission, the proposed development by virtue of its siting, location and design would be in accordance with the development plan.

Hinckley and Bosworth Borough Council Local Plan (2001):- BE4, of the adopted Hinckley and Bosworth Local Plan.

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

2 Notwithstanding the submitted drawings, the detailed routing of the soil pipe shall be submitted to the local planning authority for written approval. The scheme shall be implemented in accordance with the approved specification.

REASONS:-

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990

2 In the interests of the appearance and character of the Listed Building to accord with policies BE4 of the adopted Hinckley and Bosworth Local Plan.

Notes to applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the work, the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for with a separate application may be required. You are advised to contact the Building Control Section.

3 In relation to condition 2, holes should not be drilled through the lime-ash floor to accommodate the bathroom soil/waste pipes without prior agreement.

4. The approved drawing is 902/1