

Heritage Setting Assessment.

Land South of Bosworth Lane, Newbold Verdon.

On behalf of Bloor Homes.

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1. Introduction

1.1. Pegasus Group have been commissioned by Bloor Homes to prepare a Heritage Setting Assessment to consider the proposed residential development of land south of Bosworth Lane, Newbold Verdon, as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site Location Plan.

1.2. Outline planning permission is sought for:

"Erection of up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works".

1.3. The site does not contain any designated heritage assets. As part of a previous pre-application enquiry, it was confirmed that the following heritage assets in the vicinity of the site are potentially sensitive to the proposed development:

- Grade I Listed Newbold Verdon Hall (NHLE 1074089);
- Grade II Listed Pavilion at northwest corner of forecourt at Newbold Verdon Hall (NHLE 1115785);
- Grade II Listed Pavilion at south-west corner of forecourt at Newbold Verdon Hall (NHLE 1074090);
- Grade II Listed Pavilion at south-east corner of forecourt at Newbold Verdon Hall (NHLE 1320265);
- Grade II Listed Church of St James (NHLE 1115770); and

- The Newbold Verdon Conservation Area.¹

1.4. Another designated heritage asset, the Scheduled Moated Site south of Newbold Verdon Hall (NHLE 1009198), is also located to the south of the site and is considered as part of this Assessment.

1.5. A map showing the locations of designated heritage assets in the vicinity of the site is included at **Appendix 1**.

1.6. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.²

1.7. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 212 to 215 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.8. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be ***proportionate to the assets' importance***.³



Plate 2: Extract of Indicative Framework Plan.

¹ These heritage assets were identified for further assessment as part of an *Archaeology and Heritage Technical Note* prepared by Orion Heritage (December 2024) and confirmed in correspondence from the Senior Planning Officer.

² Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

³ MHCLG, *NPPF*, para. 207.

2. Methodology

- 2.1. The aims of this Report are to assess the significance of relevant heritage assets in the vicinity of the site; to identify any contribution that the site makes to their heritage significance through setting; and to assess any potential impact on this significance which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 2.2. This assessment considers matters relating to heritage setting.

Sources

- 2.3. The following key sources have been consulted as part of this assessment:
 - The Leicestershire Historic Environment Record (HER), accessed online via Heritage Gateway, for information on the recorded heritage resource within the vicinity of the site;
 - The National Heritage List for England for information on designated heritage assets;
 - Historic maps available online;
 - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
 - Historic England's Aerial Archaeology Mapping Explorer;
- 2.4.

- Archival sources held at the Leicestershire Record Office;
- Relevant grey literature; and
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscapes Viewer; Google Earth satellite imagery; and LiDAR imagery.

Site Visit

A site visit was undertaken by a Heritage Consultant from Pegasus Group on 9th April 2025 during which the site and its surrounds were assessed.

Photographs

Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

2.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 2**. However, for clarity, this methodology has been informed by the following:

- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁵
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁷ and

- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁸

Consideration of Harm

2.7. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the NPPF.⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the NPPF.¹⁰

2.8. The PPG clarifies that within each category of harm ("less than substantial" or "substantial"), the extent of the harm may vary and should be clearly articulated.¹¹

2.9. The guidance set out within the PPG also clarifies that "substantial harm" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹² In

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁹ MHCLG, NPPF, paras. 214 and 215.

¹⁰ MHCLG, NPPF, para. 216.

¹¹ MHCLG, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² MHCLG, PPG, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).



addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹³

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

3. Policy Framework

Legislation

- 3.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁴
- 3.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.¹⁵ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 3.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁶
- 3.4. Full details of the relevant legislation are provided in **Appendix 3**.

National Planning Policy Guidance

- 3.5. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December 2024. The NPPF is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁷ The PPG also contains the *National Design Guide*.¹⁸
- 3.6. Full details of the relevant national policy guidance are provided within **Appendix 4**.

The Development Plan

- 3.7. Applications for Planning Permission are currently considered against the policy and guidance set out within the Hinckley & Bosworth Local Plan 2006 to 2026 (adopted 2009).
- 3.8. Hinckley and Bosworth Borough Council are at the Regulation 18 stage of a Local Plan Review. The most recent draft of this review was published in July 2024.

¹⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁵ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

¹⁶ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

¹⁷ Ministry of Housing, Communities & Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 14th February 2024),

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁸ Ministry of Housing, Communities & Local Government (MHCLG), *National Design Guide* (London, January 2021).



- 3.9. Details of the policy specifically relevant to the application proposals are provided within ***Appendix 5***.

4. Site Description and Planning History

Site Description

- 4.1. The site comprises one large arable field, crossed by a line of telegraph poles (Plate 3 & Plate 4).
- 4.2. The site is bound to the north-west by Bosworth Lane, to the north-east by recently constructed residential development, to the south-west by agricultural land, and to the south-east by the grounds of the primary school, gardens of residences within the village of Newbold Verdon and the wider grounds of Newbold Verdon Hall.



Plate 3: Looking north across the site.



Plate 4: Looking south-east across the site.

Site Development / Map Regression

4.3. There is no mid-19th-century tithe map coverage for the site. However, the 1850 tithe map for Market Bosworth and Cadeby (Plate 5) does extend to immediately west and south-west of the site. No details are illustrated or recorded for the site itself. The field parcels immediately adjacent to the site are recorded in the tithe apportionment as being in use as arable (189, with the field name '*Coopers Close*') land and pasture (191, with the field name '*Walks*').

4.4. Notable features illustrated on the Osbaston tithe map include the remnants of a landscaped avenue to the south-west of the site, with the area having the field name '*Walks*' on the apportionment. This incorporated a rectangular pond and tree planting. These features are associated with Newbold Verdon Hall (see **Section 5**, below, for more detailed discussion). The same map also illustrates the road between Market Bosworth and Newbold Verdon (Bosworth Lane) bounding the north-west side of the site.

4.5. The First Edition (1885) Ordnance Survey map (Plate 6) depicts the site to the north-west of the village of Newbold Verdon and subdivided into two field parcels by a boundary running north-east to south-west through the middle of the site. The south-east field parcel contained a pond in its south-east corner (beyond the site boundary) which would have made it conducive for grazing livestock; however, the agricultural use is not recorded on the map.

4.6. A footpath is shown aligned with the field boundary that corresponds with the present south-western site boundary. This provided a route between the settlement core of Newbold Verdon and Bosworth Lane.

4.7. The avenue to the south-west of the site and its relationship to Newbold Verdon Hall is illustrated in greater detail. The rectangular feature is clearly labelled '*Old Fish Pond*'. The site was otherwise surrounded by similar enclosed field parcels.

4.8. The 1904 Ordnance Survey map (Plate 7) illustrates no perceptible change within the site. It does record that trees had been cleared from the area to the south (between the site and Newbold Verdon Hall) and a new branch of the public footpath had been laid out south-west of the site.

4.9. Sale particulars dated September 1917 (not reproduced due to copyright)¹⁹ record the site as part of Newbold Hall Farm, which covered over 275 acres in total and were associated with Newbold Verdon Hall. Specifically, the site formed part of the northern landholdings and were used for arable land and meadow.

¹⁹ Leicestershire Record Office, ref. L333.



Plate 5: 1850 Osbaston Tithe map.

The site location is outlined in red. Source: *The Genealogist*.

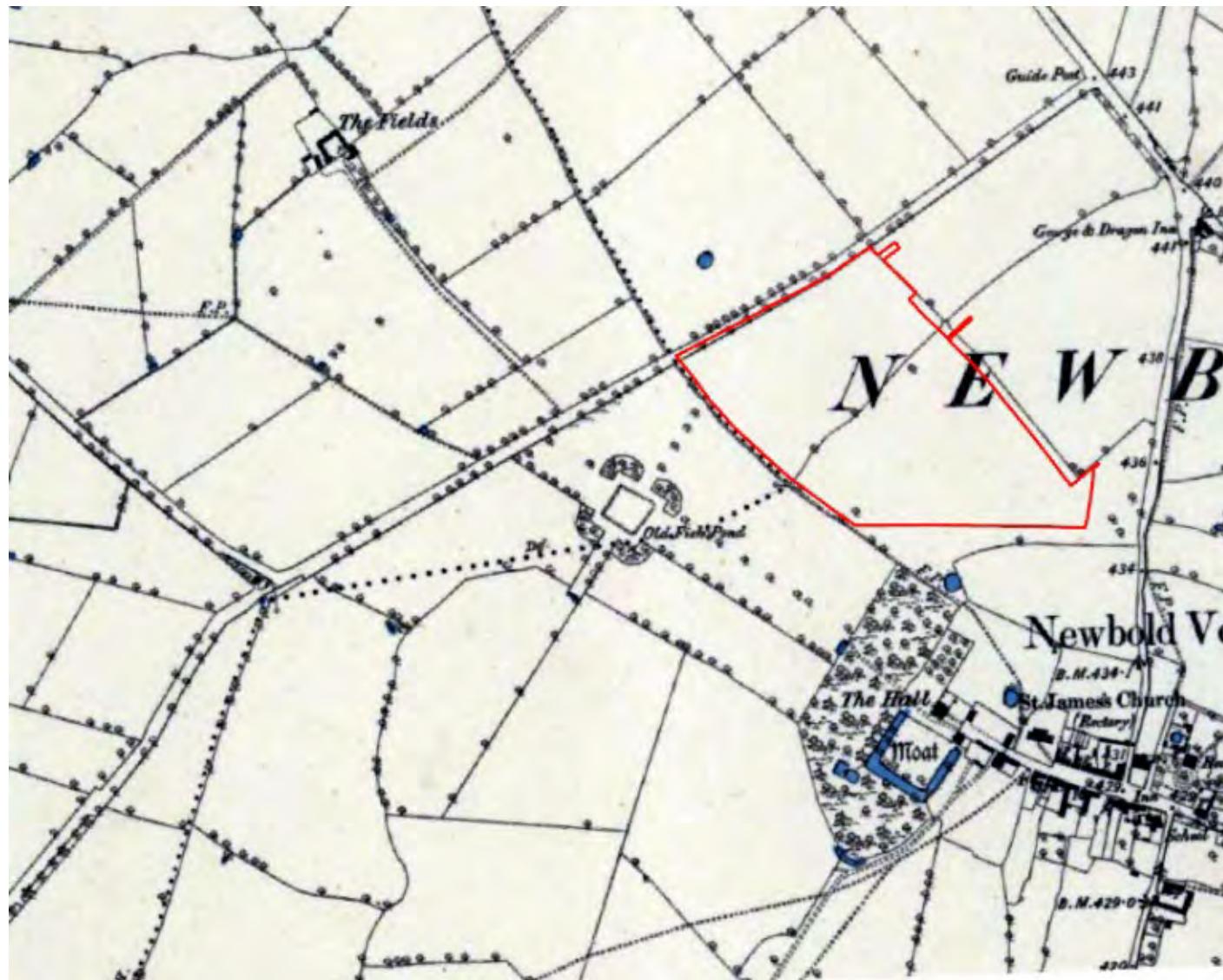


Plate 6: 1885 Ordnance Survey map.

The site location is outlined in red. Source: National Library of Scotland.

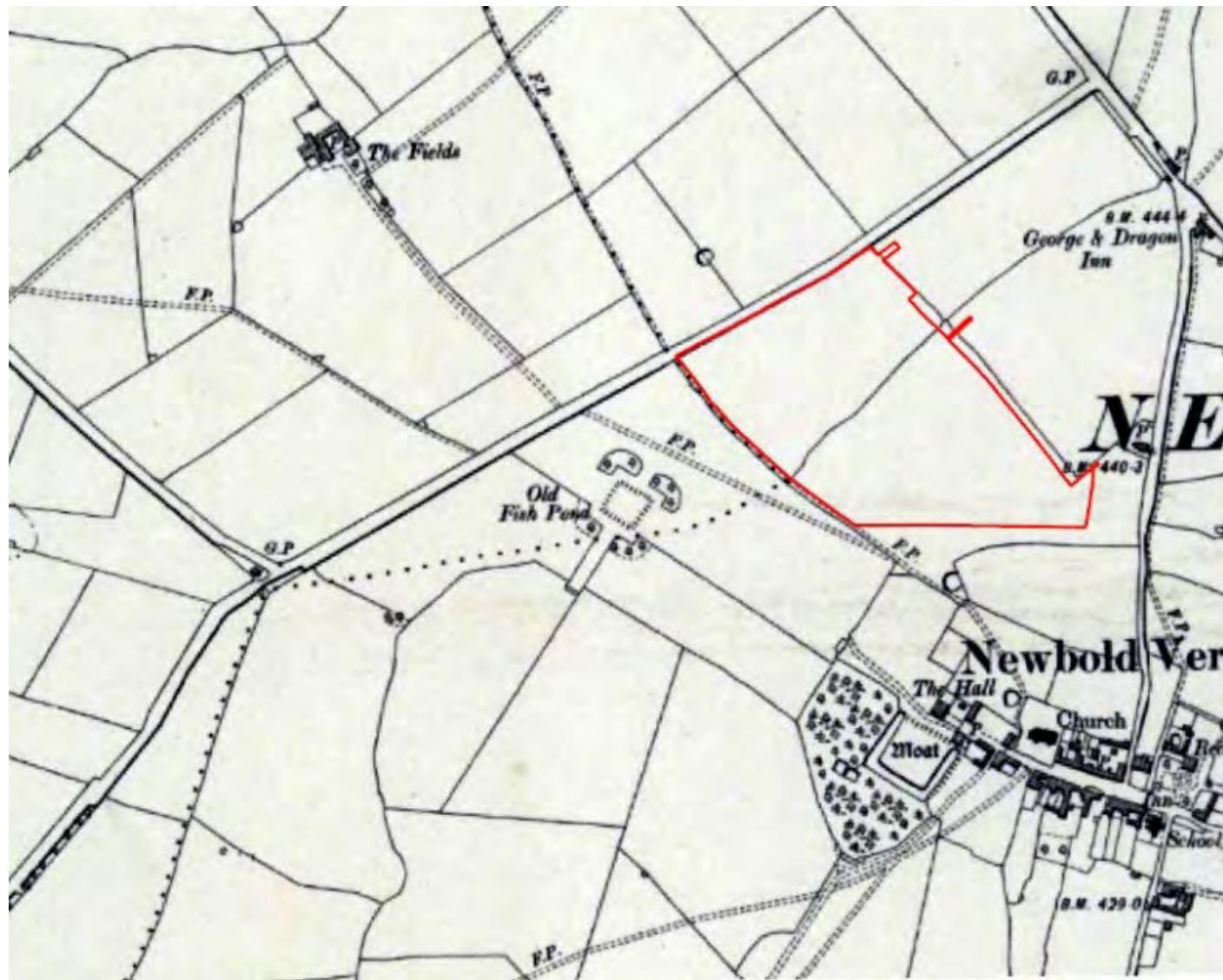


Plate 7: 1904 Ordnance Survey map.

The site location is outlined in red. Source: National Library of Scotland.

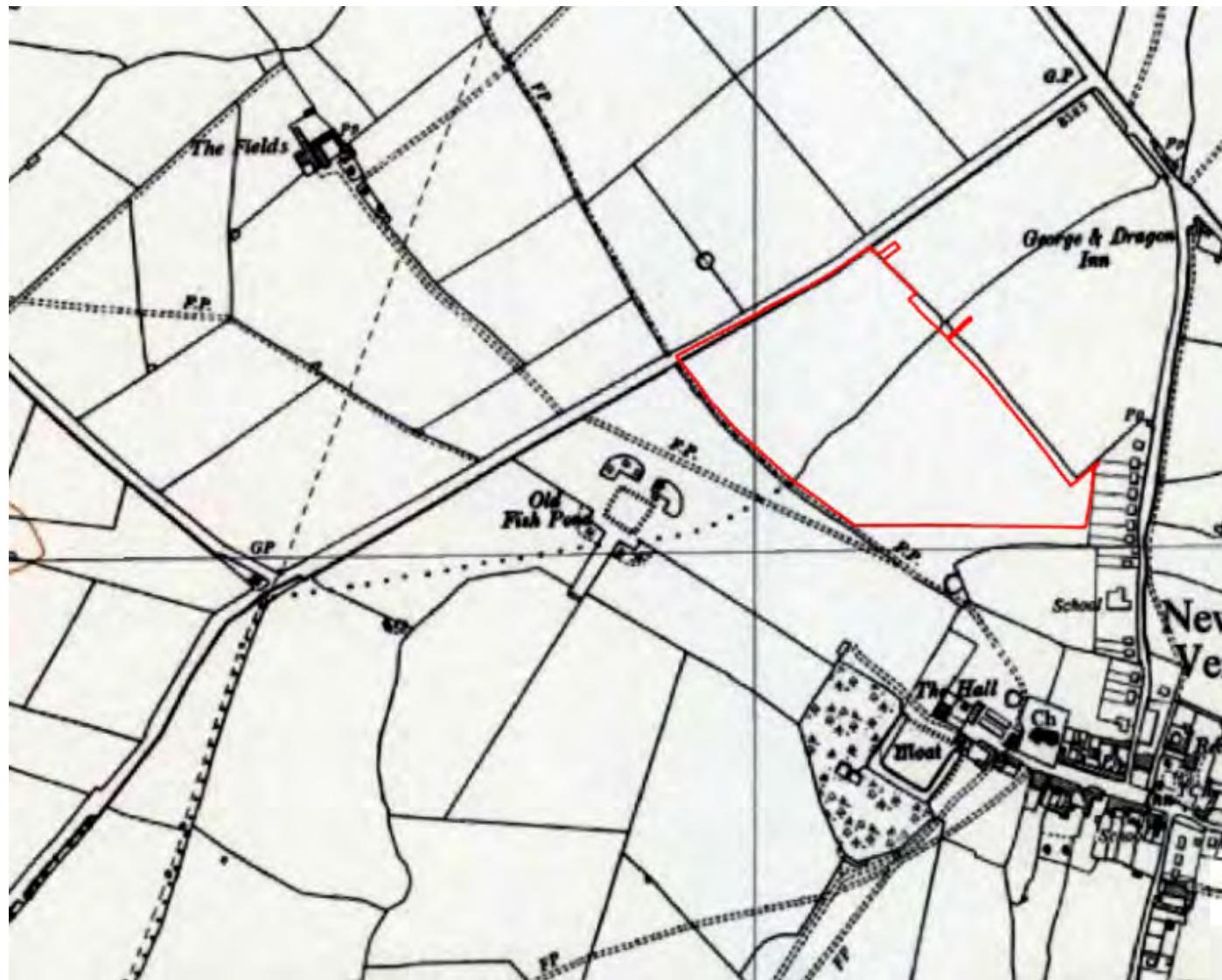


Plate 8: 1955 Ordnance Survey map.

The site location is outlined in red. Source: National Library of Scotland.

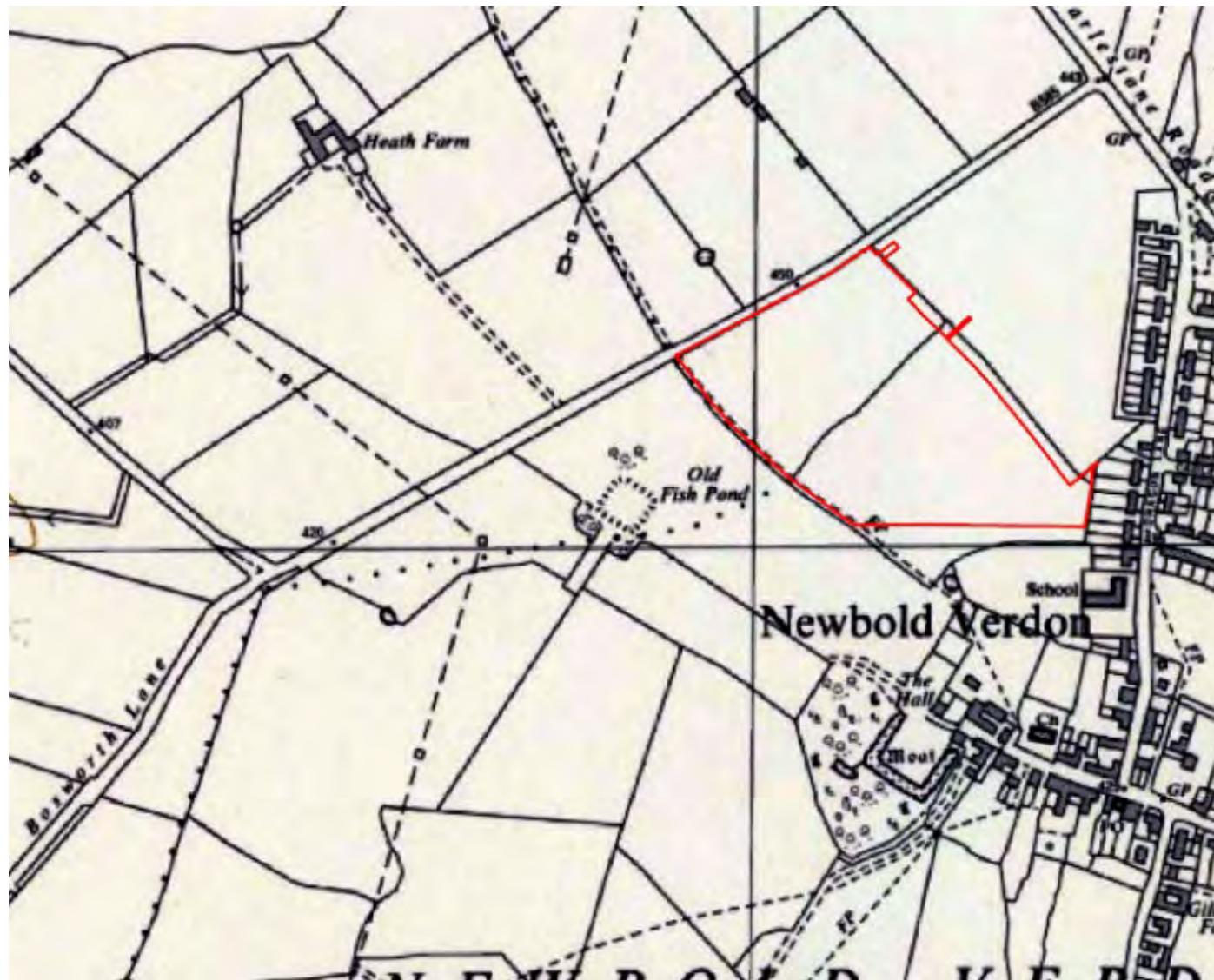


Plate 9: 1966 Ordnance Survey map.

The site location is outlined in red. Source: National Library of Scotland.



Plate 10: 2000 Google Aerial Imagery.

The site location is outlined in red. Source: Google Earth Pro.



Plate 11: 2016 Google Aerial Imagery.

The site location is outlined in red. Source: Google Earth Pro.



Plate 12: 2023 Google Aerial Imagery.

The site location is outlined in red. Source: Google Earth Pro.

- 4.10. An almost identical landholding was put up for sale in March 1944 (plan not reproduced due to copyright).²⁰ The accompanying plan and schedule record that the site remained as two field parcels used for arable land and pasture.
- 4.11. Mapping from 1955 (Plate 8) illustrates that the village of Newbold Verdon has begun to expand, especially to the north and east. This expansion was largely characterised by residential development with some associated civic buildings. New built form emerged immediately east of the site.
- 4.12. The 1966 Ordnance Survey map (Plate 9) records this continuing trend of settlement expansion, with increasing residential development to the east of the site as well as to the south of the village.
- 4.13. 2000 aerial imagery (Plate 10) shows the residential expansion of Newbold Verdon to the east of the site. By 2016 (Plate 11), construction was underway on residential development in the field parcel immediately north-east of the site. By 2023 (Plate 12), this neighbouring development was nearing completion.

Planning History

- 4.14. No planning history records for the site are held online by Hinckley and Bosworth Borough Council.

²⁰ Leicestershire Record Office, ref. DE688/144.

5. Setting Assessment

5.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²¹

5.2. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds.

5.3. It is however widely accepted (paragraph 220 of the *NPPF*) that not all parts of a heritage asset will necessarily be of equal significance.²² In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.

5.4. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.

5.5. Consideration, based upon professional judgement and on-site analysis, was therefore made as to whether any of the heritage assets present within the surrounding area may include the site as part of their setting, whether the site contributes to their overall heritage significance, and whether the assets may potentially be affected by the proposed scheme as a result.

5.6. It has been observed that the following heritage assets have the potential to be sensitive to the development proposals and thus these have been taken forward for further assessment below:

- Assets associated with Newbold Verdon Hall, comprising:
 - Grade I Listed Newbold Verdon Hall (NHLE 1074089);
 - The Scheduled Moated Site south of Newbold Verdon Hall (NHLE 1009198);
 - Grade II Listed Pavilion at northwest corner of forecourt at Newbold Verdon Hall (NHLE 1115785);
 - Grade II Listed Pavilion at south-west corner of forecourt at Newbold Verdon Hall (NHLE 1074090); and
 - Grade II Listed Pavilion at south-east corner of forecourt at Newbold Verdon Hall (NHLE 1320265).

²¹ Historic England, *GPA:3*, p. 4.

²² MHCLG, *NPPF*, para. 220.

- Grade II Listed Church of St James (NHLE 1115770);
and
- The Newbold Verdon Conservation Area.

5.7. The locations of these assets in relation to the site are illustrated on the map at **Appendix 1** of this Report. The assets taken forward for further setting assessment are consistent with those identified and agreed by the LPA as part of the pre-application enquiry.

5.8. With regard to other heritage assets in the vicinity of the site, assessment has concluded that the site does not form any part of setting that positively contributes to overall heritage significance due the nature of the asset and a lack of visual connections, spatial relationships or historic connections. Accordingly, the proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of these assets.

5.9. Other heritage assets have therefore been excluded from further assessment within this Report. The locations of other designated heritage assets in the vicinity of the site which have been excluded from further assessment are illustrated on the map at **Appendix 1**. It should be reiterated that this professional judgement is consistent with the pre-application advice received from the LPA (i.e. the LPA did not request any other heritage assets be taken forward for further setting assessment).

6. Newbold Verdon Hall

6.1. The grounds of Newbold Verdon Hall contain five designated heritage assets, namely:

- Grade I Listed Newbold Verdon Hall (NHLE 1074089);
- The Scheduled Moated Site South of The Hall (NHLE 1009198); and
- Three Grade II Listed Pavilions located at the north-west, south-west and south-east corners of the forecourt immediately south-east of Newbold Verdon Hall (NHLE 1074090, 1115785 & 1320265).

6.2. For ease and to avoid the duplication of information, the historic development of these assets and their surrounds will be discussed together below. The assets will then be described and illustrated in turn; their individual significance clearly articulated; any contribution that the site makes to this significance through setting identified; and any impact of the proposed development assessed.

Historic Development of Newbold Verdon Hall and its Surrounds

Medieval Period

6.3. Newbold Verdon had early origins as a medieval secular manor. Domesday Book records that the manor (then known simply as 'Newebold' was held by Hugh of Grandmesnil in the late 11th century.²³ The manor subsequently passed to the Verdun family (by the 13th century), at which point the manor and settlement acquired its present name. Until the 17th century, the manor descended through various aristocratic houses, including the Crophull, Devereux and Furnyvall families.²⁴

6.4. The site of the medieval manorial residence is thought to correspond with the Scheduled Moated Site that is located immediately south-west of the present-day hall. This identification is suggested by limited findings made during a small excavation in 1981, although this evaluation did not indicate the earliest date of the medieval occupation and it is clear the area was remodelled during the post-medieval period (see further discussion below).²⁵

²³ A. Powell-Smith, *Open Domesday*, <https://opendomesday.org/place/SK4403/newbold-verdon/> (accessed 19/03/2025).

²⁴ Imogen Grundon, *Newbold Verdon Hall: Architectural Investigation Report Series B/014/2003* (English Heritage, 2003), p. 4.

²⁵ M. Harding, 'An Excavation of the "Moated" Site at Newbold Verdon', *Transactions of the Leicestershire Archaeological and Historical Society*, vol. 56 (1980), pp. 111–112.

Most of the recorded structural remains and features appear to have been contemporary with the construction of Newbold Verdon Hall at the end of the 17th century; however, an earlier ditch feature and remains of medieval roof tiles were interpreted as possible evidence of a medieval manor house.

6.5. A description of the manor of 1681 describes a 'fine park',²⁶ which could have been a deer park of medieval origin although no further descriptions of such a feature are known and, if a deer park was present, its extent is unknown.

6.6. Beyond the manorial residence and settlement core, it has been suggested that the manor was largely characterised by open heathland from the medieval period until enclosure from the early 19th century.²⁷ If this was the case, the character and experience of the landscape around Newbold Verdon Hall has changed considerably over time due to subsequent agricultural use and enclosure.

6.7. Ultimately, very little is known about the medieval precursor(s) to Newbold Verdon Hall.

17th Century

6.8. The manor of Newbold Verdon was purchased by the Crewe family in 1625, then headed by Sir Thomas Crewe, and eventually descended to Nathaniel Crewe, Bishop of Durham (d. 1721) in 1681. The earliest standing fabric of Newbold Verdon Hall can be attributed to the patronage of Nathaniel Crewe and may have been precipitated by his marriage to Lady Penelope Tynt in 1691.²⁸

6.9. The fabric of this late 17th-century phase of building work is discussed separately below. As well as the construction of the new primary residence, Crewe

6.10. appears to have commissioned four pavilions immediately to the south-east (of which three survive). These pavilions were separated by a large pebble-paved courtyard, possibly incorporating some form of entranceway that is no longer extant. Together, these features formed a grand (as well as functional) entrance to the new residence from the village to the south-east.²⁹

6.11. There is record of an extant residence with chimneys when Nathaniel Crewe first acquired the manor. If the earlier residence was indeed associated with the moated site, it is possible that this building was retained and reworked under Nathaniel Crewe's patronage. The evidence for this rests on the excavated discovery of a brick drain running from the cellar of the hall to the moated site.

Other works associated with the construction of Newbold Verdon Hall appear to have been limited. A small service yard on the north side of the hall and a long kitchen garden on the north-west have both been attributed to Nathaniel Crewe.³⁰ Otherwise, he appears to have invested little in landscaping the hall's surrounds. The manor was described as being "well-wooded and watered with a fine park and all the conveniences and ornaments of a good seat" when Nathaniel first acquired it in 1681.³¹ However, it was later remarked that, "It was a very bad place when Lord Crew left [the hall and

²⁶ Grundon, *Newbold Verdon Hall*, p. 5

²⁷ R. F. Hartley, *Archaeological Survey: Hall Farm, Newbold Verdon* (1994), p. 7.

²⁸ Grundon, *Newbold Verdon Hall*, p. 6.

²⁹ Grundon, *Newbold Verdon Hall*, p. 9.

³⁰ Grundon, *Newbold Verdon Hall*, p. 9.

³¹ Grundon, *Newbold Verdon Hall*, p. 5

grounds] to [James Montague in 1721], and had no ornament but fine wood.”³²

18th Century

6.12. Nathaniel Crewe had no children, therefore the hall and manor passed to his great-nephew, James Montague, on his death in 1721.

6.13. Montague (d. 1748) oversaw some alterations to the hall and there are tantalising clues of a grand scheme to substantially enlarge it, although this seems never to have been realised (see further discussion below, ‘Grade I Listed Newbold Verdon Hall’).³³

6.14. Most of Montague’s efforts appear to have been focused on the grounds surrounding the main residence as part of an ambitious landscaping scheme. On the basis of aerial photographs and earthwork surveys, the landscaping works commissioned by Montague can be summarised as follows:

- Reworking of the moated site, probably to form a parterre that could be admired from the terrace and views out from the south-west elevation of the hall;
- Planting and pond formations west and south-west of the moated site to form a ‘wilderness garden’;

6.15. Formation of a Southern Avenue, probably incorporating lines of parkland trees, an area of ornamental plantations, fishponds, and a round pond;

6.16. Planting of a garden and formation of a pond to the north-west of the hall; and

6.17. Formation of a Western Avenue which incorporated lines of trees, and a rectangular fishpond surrounded by plantations at the farthest end.³⁴

Reconstruction layout drawings of these landscaped grounds were produced by R. F. Hartley as part of his 1994 survey (Plate 13 & Plate 14).³⁵

It should be reiterated that the manorial lands beyond these formalised grounds are thought to have remained largely heathland, and it has been observed that this was likely a deliberate design choice: “*The contrast between the artificiality of the avenues and the rough open heath would have added to the visual impact of the gardens*”.³⁶

³² Taken from 1744 letter of Lady Montague, excerpt reproduced in Hartley, *Archaeological Survey*, p. 8.

³³ Grundon, *Newbold Verdon Hall*, pp. 37–38.

³⁴ Hartley, *Archaeological Survey*, pp. 5–7.

³⁵ Hartley, *Archaeological Survey*.

³⁶ Hartley, *Archaeological Survey*, p. 7

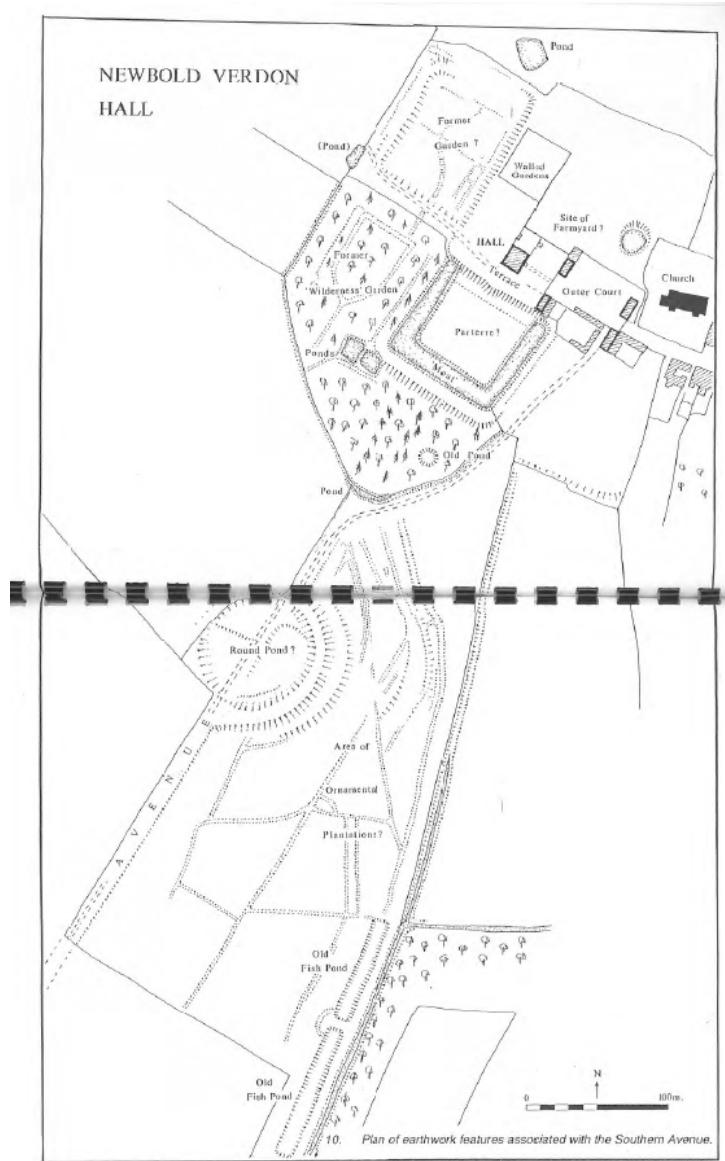


Plate 13: Southern designed features (after Hartley, 1994).

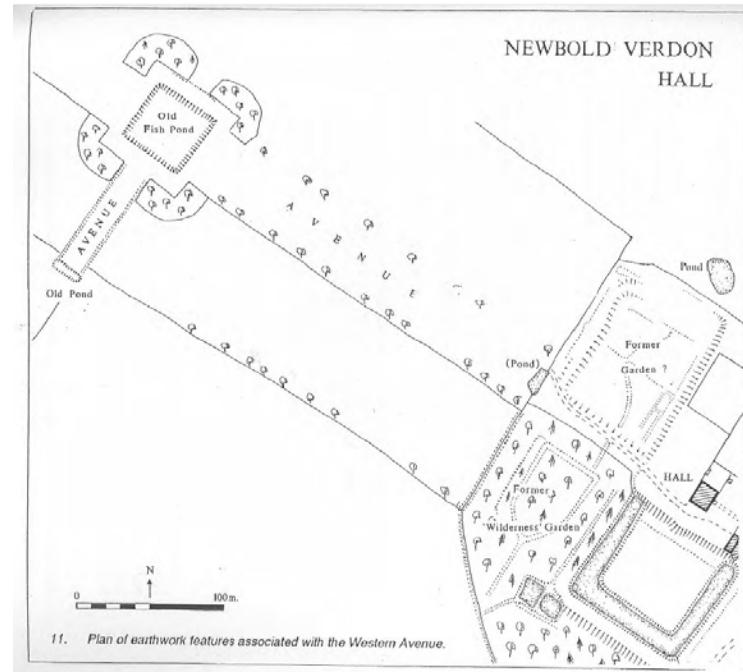


Plate 14: North-western designed features (after Hartley, 1994).

19th Century to the Present Day

6.17. The decline of Newbold Verdon Hall seems to have begun in the latter half of the 18th century and it effectively came to serve as a farmhouse, albeit a grand one. Besides alterations to the hall, the pavilions were converted to agricultural uses and new farm buildings were constructed in and immediately around the former entrance courtyard.³⁷ Evidently this further eroded any residual 17th/18th-century grandeur that the grounds possessed.

6.18. Formal gardens of the type commissioned by James Montague fell out of fashion after the mid-18th century, and it is assumed that those associated with Newbold Verdon Hall rapidly fell out of use following his death.³⁸ Enclosure of the surrounding landscape presumably went hand-in-hand with the agricultural conversion and intensification of the residential complex. That said, the 19th-century mapping described and illustrated in **Section 4** above demonstrates that residual 18th-century landscape features persisted.

6.19. The expansion of the Newbold Verdon Hall farm complex peaked in the early 20th century. The World Wars appear to have precipitated efforts to sell off the estate in 1917 and 1944, respectively.³⁹ However, the hall, the area of the former Western Avenue, the old fishpond, and the site are all in common ownership today.⁴⁰

Grade I Listed Newbold Verdon Hall

6.20. Newbold Verdon Hall was added to the National List at Grade I on 22nd October 1952 (Plate 15, NHLE 1074089).



Plate 15: Looking north-west to Newbold Verdon Hall.

6.21. The List Entry describes the building as follows:

"Former country house, now farmhouse. c. 1700 with later C19 addition, and minor C19 and C20 alterations. Built for Nathaniel Crew, 3rd Baron Crew of Stene, Northants, Bishop of Durham from 1674, d. 1721. Red brick in English bond with ashlar dressings, large hipped plain tiled roof with lead dressings and flat top,

³⁷ Grunden, *Newbold Verdon Hall*, pp. 40–42.

³⁸ Hartley, *Archaeological Survey*, p. 8.

³⁹ Sale particulars from 1917 and 1944, Leicestershire Record Office, refs. DE688/144 and L333.

⁴⁰ Grunden, *Newbold Verdon Hall*, pp. 1, 28 & 42.

4 brick roof stacks with triple shafts and brick cornice. Double pile symmetrical plan of 5 by 3 bays. 2 storeys plus raised basement and attic, stone string courses to ground and first floors, overhanging eaves with moulded wood cornice and lined soffit. All windows have rubbed brick flat arches and projecting stone cills. The entrance (east) and garden (west) fronts are arranged 1: 3 : 1 the centre bays projecting slightly; the side elevations are similarly arranged 1: 1: 1. The entrance front has central early C20 double panelled doors with rectangular overlight, approached up a flight of 8 stone steps, set in a pedimented Gibbsian surround with small shield on the keystone. It is flanked by pairs of glazing bar sashes, those either side of the doorway have been lowered. The first floor central glazing bar sash is flanked by a single blocked opening and a further matching sash window. The garden front has a grassed ramp with curved stone coped brick side walls leading to the central doorway, now filled with a glazing bar sash window with panel beneath. The doorway has a stone moulded architrave and is flanked by Ionic half columns supporting a pedimented entablature with pulvinate frieze. It is flanked by pairs of glazing bar sashes. To first floor 3 glazing bar sashes are flanked by single blocked openings. To the left of the central projection is a narrow inserted C20 sash. The south side has a central doorway with moulded stone surround and cornice, now blocked by a sash window. Beneath is a semi circular headed doorway to the basement. To the right a blocked opening and to the left a glazing bar sash. To the first floor 2 blocked openings and a further sash. The north side is similar but now partly obscured by the later extension. Interior. The central stone paved entrance hall has a dais up three steps opposite to the

entrance which gives access to a lateral passage via 3 round headed arches. The room to the right, a parlour, has full height fielded oak panelling, and a cupboard with marble shelves has been inserted into the west wall. Adjacent to this room, reached from the lateral passage, is the secondary staircase with turned balusters. The principal staircase, reached from the south end of the passage, has an open well with the upper landing supported by a pair of Ionic columns. The oak staircase has a pulvinate string, richly carved with wreathed bands, sturdy vasiform balusters, carved handrail and square newels carved with laurel leaves. The plaster ceiling over has a coved cornice richly moulded in the form of a frieze of garlands. A similar cornice can be found in the first floor saloon above the entrance hall. Most rooms retain their original oak panelled doors and architraves, plaster cornices, and some contemporary bolection moulded fireplaces also remain. The house stands just to the north of a moated site which surrounded the earlier manor house. It is approached from the end of the village Main Street through a long axial forecourt defined by three of formerly four pavilions, one in each corner of the court."

6.22. A full copy of the List Entry is included at [Appendix 6](#).

6.23. As set out above, the origins of the hall can be attributed to Nathaniel Crewe, Bishop of Durham, who appears to have commissioned its construction at the end of the 17th century.

6.24. A detailed architectural investigation of the building was undertaken by English Heritage in 2003,⁴¹ therefore only the salient points need summarising here.

6.25. The hall has a rectangular plan, is of two storeys (excluding attic and cellar), and is constructed of brick and sandstone. It has a hipped tiled roof broken by brick chimney stacks.

6.26. The principal elevations of the hall are its south-east (Plate 15) and north-west sides (Plate 16); each are irregularly arranged across five bays with pedimented central doorways. The secondary north-east and south-west elevations are narrower, being arranged across three bays. The south-west elevation originally had a central doorway which has since been partly blocked and installed with a window. The north elevation exhibits less architectural embellishment compared to the other elevations which likely reflects its lesser status, having historically faced the service yard.

6.27. The Gibbs-style doors are legible as later additions that are attributed to James Montague. Part of his efforts were to aggrandise the north-west elevation of the hall, the apparent aim being to enhance views from the Western Avenue he created and those approaching from Market Bosworth.⁴²



Plate 16: Looking south-east to Newbold Verdon Hall.

6.28. It has been deduced that Montague conceived plans to construct two flanking corridors off the secondary north-east and south-west elevations which would have led to additional pavilions constructed on the western side of the hall. In effect, this would have elevated the north-west elevation of the hall further. However, there is no evidence that the corridors or pavilions were ever constructed, except for some unstratified rubble masonry found in these general areas.⁴³

6.29. All sash windows are recorded as later replacements.

6.30. The interior of the hall preserves several important fixtures, fittings and features, including:

⁴¹ Grundon, *Newbold Verdon Hall*.

⁴² Grundon, *Newbold Verdon Hall*, p. 37.

⁴³ Grundon, *Newbold Verdon Hall*, pp. 37–38.

- Decorative cornicing;
- Moulded doorway architraves;
- Historic skirting;
- Panelling in select rooms;
- The hall arcade;
- The late 17th-century staircase (described by Pevsner as one of the finest examples in the country);
- The 18th-century stair hall colonnade;
- A bolection-moulded timber fireplace surround (probably original) in one of the bedrooms;
- An original bolection-moulded overmantel and hearth stone in another bedroom;
- A late 18th-century Adam-style fireplace surround in a former withdrawing room;
- Select historic doors;
- The cellar kitchen fireplace and bread oven; and
- The queen post truss roof structure exposed in the attic.

6.31. The historic development of the grounds of Newbold Verdon Hall have been discussed and illustrated above. Today, its surrounds include:

- A lawned area with pathway immediately south-east of the hall (Plate 17);



Plate 17: Lawned area and pathway.

- The three surviving pavilions and remnants of the courtyard further to the south-east, albeit now part of a farm complex with large modern barns (Plate 17);
- A driveway and remnants of a terrace on the south-west side of the hall (Plate 18);



Plate 18: South-western side of Newbold Verdon Hall.

- The moated site to the south-west (discussed further below);
- A dense wooded area further to the west and south-west, which is the remnants of historic plantations and the 'wilderness garden' laid out by Montague;
- Another lawned area on the north-west side of the hall (Plate 19);



Plate 19: Lawned area north-west of Hall.

- Remnants of the historic service yard and kitchen garden to the north and north-west of the Hall (Plate 20).



Plate 20: Remains of kitchen garden north of Hall.

- The rectangular fishpond and minimal earthworks associated with the former Western Avenue (now within a modern agricultural field, Plate 21);



Plate 21: Fishpond north-west of the Hall, looking south-east.

- Earthworks associated with the former Southern Avenue (now within a modern agricultural field);
- The Church of St James to the south-east (discussed further below);
- The historic settlement core of Newbold Verdon further to the south-east; and
- Agricultural land beyond the historic grounds and designed landscape of the hall, much of which would have formed part of the manorial estate and which are still in common ownership with the hall.

6.32. With regard to approaches, it is evident that Newbold Verdon Hall was originally designed to be primarily approached and admired from the settlement to the south-east, hence the large entrance courtyard with service pavilions. Montague's endeavours in the early to mid-18th-century placed greater focus on the north-west elevation of the hall and the approach from that direction.

6.33. In addition, the Southern Avenue may have been laid out as part of a longer designed approach from Naneby Hall Farm, almost one mile to the south.

6.34. Today, the primary approach remains that from the south-east, with the present driveway to the hall running through the former courtyard (now part of a farm complex) and terminating on the south-west side of the hall. There are views along Main Street where the south-east elevation of the hall and the church are co-visible (Plate 22).



Plate 22: Looking north-west to Newbold Verdon Hall from Main Street.

6.35. Public rights of way provide alternative approaches from the north-west, south and south-west. Two of the footpaths to the south/south-west align with the former Southern Avenue and associated walkways. Only the upper elements of the hall are visible from public footpaths to the south, and only for a short stretch south of the village (Plate 23).



Plate 23: Looking north-west to the Hall from the public footpath south of the village.

6.36. By contrast, the public footpath approaches from the north-west do not align with any known routes laid out by Montague, but do give filtered views to the hall (Plate 24).



Plate 24: Looking south-east to Newbold Verdon Hall from the PRow to the north-west.

6.37. Historically designed views have already been mentioned. The most important views towards the hall relate to the historic approaches and designed avenues identified and described above. In Montague's time, the most important views from the hall appear to have been directed north-west – along the Western Avenue – and south-west – over the reworked moated site and parterre.

6.38. Today, the north-western view from the hall to the surviving fishpond is very largely screened by trees (Plate 25). Reciprocal views are likewise screened by trees (see Plate 21, above).



Plate 25: Looking north-west from the first-floor window of Newbold Verdon Hall (fishpond not visible).

6.39. When the hall was initially conceived by Crewe, views from the south-east elevation of the hall (Plate 26) may have also been prized or at least served the functional purpose of enabling residents to observe activities in the entrance courtyard, such as the arrival of visitors.



Plate 26: Looking south-east from a first-floor window of Newbold Verdon Hall.

Statement of Significance

6.40. The Grade I Listing of Newbold Verdon Hall highlights it is a designated heritage asset of the highest significance as defined by the NPPF.⁴⁴ This significance is consolidated by its inclusion within the boundaries of the Newbold Verdon Conservation Area.

6.41. The heritage significance of the hall is principally embodied in its physical, historic fabric. It derives special historic interest from its age, form and character as a high-status country house constructed at the end of the 17th century which was upgraded in the first half of the 18th century and altered by successive occupants ever since to address changing needs and tastes. The association of the building with Nathaniel Crewe and James Montague elevates its historic interest, and the work commissioned tells us much about the socio-political aspirations of these men.

6.42. The architectural and artistic interest of the building is largely embodied in its earliest fabric, that being the late 17th-century core attributed to Crewe and the early to mid-18th-century additions by Montague. Externally, it is the primary south-east and north-west elevations that are of particular note. Special interest is also derived from the finely ornamented and high-quality internal fixtures and fittings, with the principal staircase being of particular note because of its significance nationally. There are also later (but still historic) additions and alterations post-dating Montague that are of interest.

⁴⁴ MHCLG, NPPF, para. 213.

6.43. The hall also possesses a degree of archaeological interest due to its age and the successive alterations over time, which mean there is potential for hidden or concealed fabric that could yield new information about the past use and character of the spaces. On the other hand, this interest is not greater because the hall appears to have been positioned away from the medieval manorial residence and, as such, is not anticipated to incorporate any fabric or remains pre-dating the late 17th century.

6.44. The setting of Newbold Verdon Hall also contributes to its significance, although the significance derived from its setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance are the surviving elements of its historic residential curtilage and its landscaped gardens and grounds. These include:

- The immediate gardens;
- The three pavilions and residual elements of the historic courtyard to the south-east;
- Remnants of the walled garden and service yard to the north;
- The moated site to the south-west, which gives legibility to the present hall's likely predecessor and is thought to have been reworked by Montague to form a parterre;
- Residual features of the designed plantations and wilderness garden further to the south-west;

6.45. There are elements of the wider setting which also contribute to the significance of the asset (though to a lesser extent than its most immediate curtilage and historically landscaped grounds). These include:

- Earthwork remnants of the Southern Avenue; and
- The former fishpond, earthworks and planted remnants of the Western Avenue.

6.46. Finally, there is agricultural land which surrounds the hall and its historically designed landscape features, particularly to the north, south and west. It is assumed that most of the land which is located within Newbold Verdon parish was part of the manorial landholdings and therefore in common ownership with the hall historically. Some of this land is still in common ownership with the hall.

6.47. Most of the land comprises large, amalgamated and open fields which are subject to intensive modern agricultural regimes. As such, the character of this land has changed considerably since the hall was first built and over the

course of its history (e.g. they bear little resemblance to the heathland that is purported to have dominated the manor in the 17th and 18th centuries, nor do they reflect post-medieval or later enclosed field patterns).

6.48. The overall contribution of the surrounding agricultural land to the significance of Newbold Verdon Hall is therefore reduced and the individual contribution of select parcels depends on how they can be experienced in conjunction with the asset (e.g. in terms of designed viewsheds) and whether they give enhanced legibility or understanding of the special interests identified. By extension, not all agricultural land which was historically part of the manorial estate will contribute to the significance of the asset.⁴⁵

6.49. The site is a large, amalgamated, open field parcel to the north of Newbold Verdon Hall. It lies approximately 200m from the hall at its nearest point.

6.50. It is reasonable to assume that the site (together with most land within the parish) would have been part of the Newbold Verdon manorial estate from its earliest origins, and therefore in common ownership with the hall when it was first built. Sale particulars demonstrate that the site was part of the hall's landholdings in 1917 and 1944, and it remains in common ownership with the asset today.

6.51. Based on the available evidence and observations made during the site visit, the site appears never to have formed part of the landscaped grounds of the hall. Instead, it appears to have long formed part of the rural hinterland of the hall and settlement of Newbold Verdon.

6.52. Later cartographic evidence, namely the 1850 tithe map for Osbaston (Plate 27) and the First Edition (1885) Ordnance Survey (Plate 28), indicate a short north-easterly branch from the fishpond at the end of the Western Avenue, lined with trees on one side and extending towards the western corner of the site. This likely corresponded with a short walk, mirroring the former branch on the south-west side of the pond. In addition, the main avenue appears to have continued to the north-west before terminating at the road.

⁴⁵ This must be based on discriminate professional judgment and in accordance with Historic England's guidance in GPA3 i.e. "what matters and why".

6.53. Whilst the short north-east branch of the Western Avenue extended towards the western corner of the site, it does not appear to have entered the site and instead terminated at the site boundary. The evidence for this is as follows:

- The First Edition Ordnance Survey map does not show linear tree planting extending into the site (Plate 28);
- LiDAR imagery does not indicate any associated earthworks extending into the site (Plate 29); and
- The short form of the north-east branch echoes that of the more readily legible south-west branch.

6.54. Historic map regression demonstrates that the subdivision of the site has changed since the late 19th century, from two fields to a large, amalgamated field parcel in the later 20th century. This managed agricultural character is also different from the heathland that is purported to have dominated the parish in the 17th and 18th centuries.⁴⁶

⁴⁶ 1994 report



Plate 27: Detail of the 1850 tithe showing the Western Avenue.

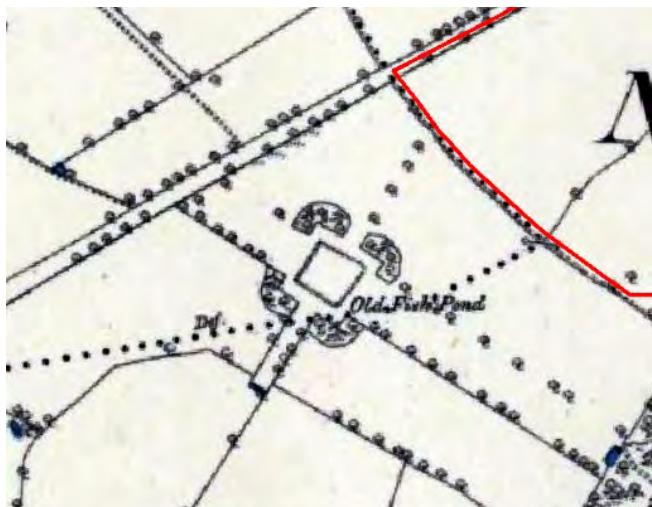


Plate 28: Detail of the First Edition (1885) Ordnance Survey map showing the Western Avenue.

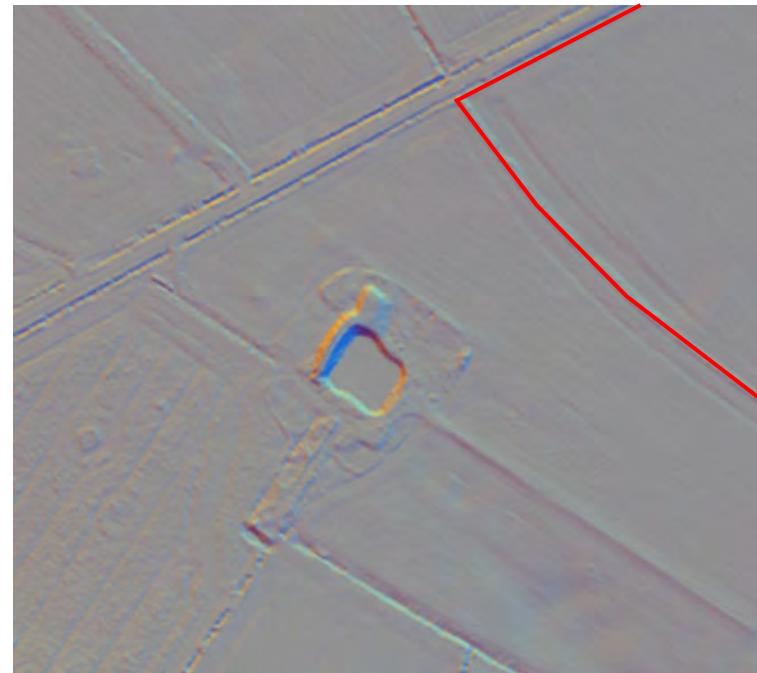


Plate 29: LiDAR DTM 50cm-1m showing the west end of the Western Avenue (site location outlined in red).

Source: National Library of Scotland.

6.55. In views from the hall, the site is peripherally visible in the designed view in the direction of the fishpond, although it should be noted that the fishpond is not visible, and the intervening avenue does not survive (Plate 30). The avenue was principally designed to channel views towards the fishpond, and is likely to have screened or filtered views in the direction of the site historically.

6.56. More of the site is visible looking to the north from the same location (Plate 31), and also looking from the north-east elevation of Newbold Verdon Hall (Plate 32).



Plate 30: Looking north-west from Newbold Verdon Hall.



Plate 31: Looking north from Newbold Verdon Hall.



Plate 32: Looking north from the north-east elevation of Newbold Verdon Hall.

6.57. The hedge defining the boundary of the site is visible from the gardens and grounds of the Hall, including the probable garden area to north (Plate 33).



Plate 33: Panoramic view north-west through to north-east from the grounds of Newbold Verdon Hall to the north-west of the hall.

6.58. The site is also co-visible in views to the hall from the footpaths to the north-west of the hall (Plate 34) and the churchyard which is north-east of the hall (Plate 35).

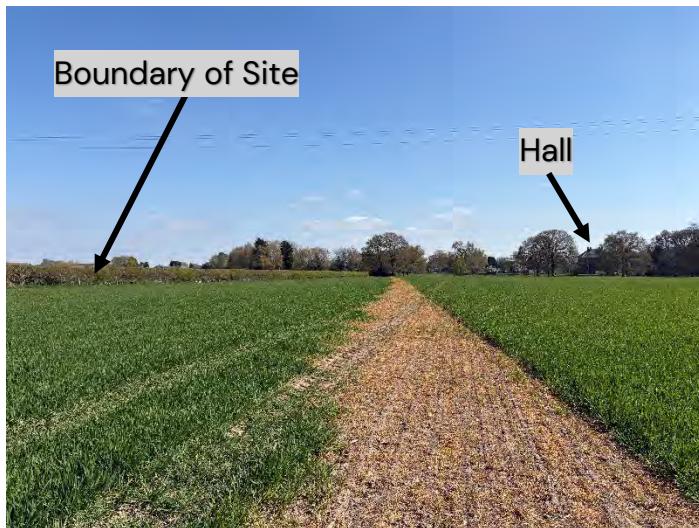


Plate 34: Looking south-east to the house from the PRoW.



Plate 35: Looking north-west from the cemetery.

6.59. As discussed above, the associated landscaped features are much eroded, but the fishpond survives.

6.60. The historic experience when moving along the Western Avenue would have comprised a broad walk lined by trees (probably oak) interrupted by a pond approximately 120m from the hall which may have been designed to reflect, or "float", the vista.⁴⁷ As a result, views would have been channelled along the avenue and back towards the hall. It is assumed that there would have been peripheral glimpses of the site from the avenue.

6.61. Where the Western Avenue incorporated a rectangular fishpond (still extant), this feature is thought to have been planted with trees at all four corners. If this was the

⁴⁷ 1994 study, p. 7.

case, it suggests the intent was to focus views inwards towards the pond.

6.62. The 1994 reconstruction plans only show one branch of the avenue extending south-west from the fishpond (away from the site); however, as demonstrated above, there appears to have been a continuation of the avenue to the north-west and a branch to the north-east, the latter in the direction of the site (but not extending into it). Assuming this north-east branch did not terminate with a strong boundary feature or dense planting (which would have screened visibility of the site), there would have been a view of the site along this branch, albeit channelled towards the western corner of the site specifically and perhaps the road beyond.

6.63. Today, this view includes a wind turbine, and a partial backdrop of modern residential development (Plate 36 & Plate 37).

6.64. Taken together, it can be deduced that the site would have been most likely visible from the Western Avenue historically, and potentially glimpsed from the fishpond; however, this was not the focal point of the key view axis between the hall and the fishpond along the intervening avenue.



Plate 36: Looking north-east across the fishpond in the direction of the site.



Plate 37: Looking north-east from close to the fishpond, in the direction of the site.

6.65. In summary, the site was likely part of the manorial landholdings in the 17th and 18th centuries but would have possessed a different landscape character. It would have been peripherally experienced when moving along the Western Avenue (i.e. it was not the focal point of views) and from the fishpond, but is most likely to have been screened by the avenue of trees in views north-west from the hall, historically. It is visible from the hall today, but the key view north-west is now screened by trees and the avenue lost. It has been and remains associated agricultural land illustrating the later use of the asset as a farmhouse. Overall, the site is considered to make a small contribution to the overall significance of Grade I Listed Newbold Verdon Hall through setting.

Assessment of Any Impacts

6.66. The proposed development will cause no physical harm to the hall, nor any associated buildings, and would lie beyond the limits of what are understood to have been the designed grounds.

6.67. Rather, the site is likely to have been wider heathland and later associated agricultural land. The residential development will change the agricultural character of the site, reducing the small amount of historic illustrative value this contributes to the significance of the hall, through illustrating its later use as a farmhouse.

6.68. The proposed development has been designed to reduce harm to the significance of the hall through change to its setting in terms of visibility and co-visibility. Built form will be set back from the south-western edge of the site, and set behind a tree belt to soften views of new built form.

6.69. However, it is anticipated that partially screened views of the development will be possible, including:

- From the north-western façade of the hall, noting that views will be peripheral in the direction of the historic key view. Furthermore, the designed key view along the avenue to the fishpond is screened and the avenue lost.
- From the north-eastern elevation of the hall.
- From select vantage points within the grounds of the hall.
- From the old fishpond north-west of the hall, although built form will not be present as an immediate backdrop to the line of the former walk extending north-east from the fishpond.
- From the area of the former avenue between the fishpond and hall.
- From the churchyard.
- From the public rights of way north-west of the hall.

6.70. In these views, the development will be set back from the boundary of the site and partially screened by the proposed tree belt.

6.71. Considering all of the above, the development is anticipated to result in less than substantial harm within the lower range of the spectrum to the Grade I Listed Newbold Verdon Hall, with this harm caused through the change of character of the site reducing the small amount of historic illustrative value as associated

farmland, and also through the small amount of distraction the built form would cause in the understanding and experience of the designed landscape that it lies adjacent to, including in views from the hall.

Scheduled Moated Site

6.72. The Scheduled Moated Site (formally scheduled as 'Moated site south of The Hall') was added to the National List on 4th March 1953 (Plate 38, NHLE 1009198).

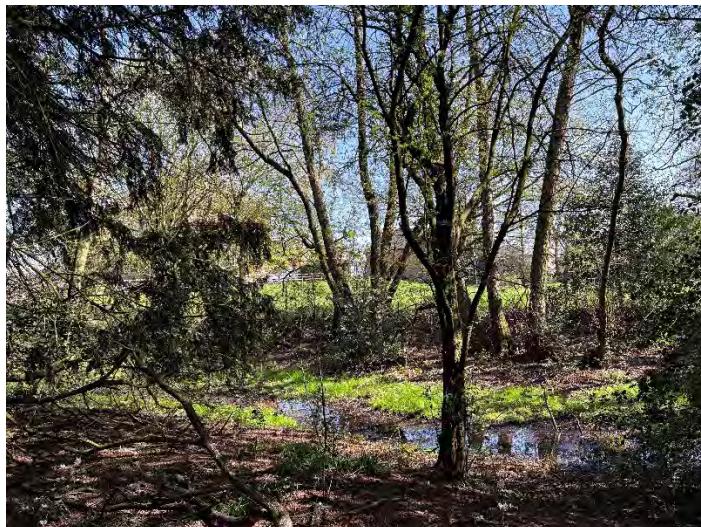


Plate 38: Looking north-east across the moat to the island.

6.73. The Scheduling, which was most recently updated on 20th January 1993, describes the asset as follows:

"The moated site at Newbold Verdon is situated on the western edge of the village less than 100m from St James's Church. A post-medieval hall is situated a few metres to the north of the site.

The moated area measures 90 x 100m overall and encloses a square island measuring 65 x 65m on the west, south and east sides with an infilled northern arm. The three arms of the moat are an average of 10m wide and are mostly water-filled with the exception of the northern parts of the western and eastern arms. The outer bank on the southern and western sides is up to 1m high and 6-8m wide.

A small excavation in 1981 suggested that the northern infilled arm was still in existence when the hall to the north was built for Nathaniel Crew, 3rd Baron Crew of Stene, Bishop of Durham in about 1680. Finds of medieval roof tile indicate the remains of a manor house located within the island.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation."

6.74. A full copy of the Scheduling is included at ***Appendix 6***.

6.75. The known historic development of the moated site and findings of the limited 1981 excavations have been discussed above. The earliest origins of the monument are uncertain. The identification of it with the precursor to Newbold Verdon Hall rests on the discovery of an earlier ditch feature and medieval roof tiles. These finds do not inform the earliest occupation of the monument or the

form of the medieval manorial dwelling, if that is indeed what the moated site corresponds with.⁴⁸

6.76. The moated site may have continued to be occupied during and immediately after the construction of Newbold Verdon Hall. The discovery of a brick drain running from the cellar of the hall to the moated site could be indicative of upgrades to the older accommodation commissioned by Nathaniel Crewe.

6.77. James Montague's patronage appears to have precipitated a substantial reworking of the moated site and it has been surmised that a parterre was laid out across the central platform.⁴⁹

6.78. Today, the monument is devoid of any above-ground structural remains. It is characterised by the earthworks that survive and flanked by trees on three sides (south, east and west). Newbold Verdon Hall stands immediately to the north-east of the monument and is intervisible with it.

6.79. The island lies at a significantly lower level than the hall, such that the hall is the dominant presence when standing on the island (Plate 39). The church is also visible.



Plate 39: Looking north-east from the moat island.

Statement of Significance

6.80. The scheduling of the moated site highlights it is a heritage asset of the highest significance as defined by the NPPF.⁵⁰ The Scheduled Monument is largely included within the boundaries of the Newbold Verdon Conservation Area which consolidates this significance.

6.81. As a Scheduled Monument, the heritage significance of the moated site is principally embodied in its physical remains, namely the earthworks expressed above ground and any features and remains that survive below ground.

⁴⁸ Excavation report

⁴⁹ 1994 report

⁵⁰ MHCLG, NPPF, para. 213.

6.82. The monument holds a high degree of archaeological interest due to the limited evaluation that has been undertaken previously and its potential to contain buried evidence of past human activity that would yield new information about the past phases of occupation and perhaps even the form(s) of the medieval structures within. The phase of reworking commissioned by Montague may have resulted in the disturbance or loss of earlier remains (thus reducing the archaeological interest of the monument), although evidence for this phase of works will in itself be of interest in terms of better understanding the designed 18th-century landscape.

6.83. The historic interest of the monument overlaps with its archaeological interest, especially where buried remains have the potential to help us better understand the historic development of Newbold Verdon manor and might confirm that the moated site was indeed the residence of its medieval lords. The association of the monument with Crewe and Montague in terms of later adaptation and reworkings also contributes to its historic interest.

6.84. Whilst setting does contribute to the asset's significance this makes a considerably lesser contribution compared to the earthworks and below ground remains within the scheduled area. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Any buried remains in the immediate vicinity which lie outside the scheduled area but are associated with the past occupation of the monument and have the potential to yield further information about its past use and form;
- Newbold Verdon Hall to the north-east, with which the monument is intervisible and which appears to have precipitated the reworking of the monument in the 17th and 18th centuries;
- Residual elements of the 18th-century designed landscape in the immediate vicinity which give legibility to the later function of the moated site in the context of these grounds; and
- The nearby church and historic settlement core, which possess group value with the moated site in terms of illustrating the layout of the medieval settlement.

Any Contribution of the Site to Significance

6.85. The site is located c. 250m north of the Scheduled Monument and there is no clear intervisibility owing to the distance and difference of ground levels. The boundary hedge of the site is just visible, with a partial backdrop of modern houses (Plate 40).



Plate 40: Looking towards the site from the moat.

- 6.86. Assuming the moated site was the location of the medieval manorial residence, it follows that there has probably been a long-standing historic association between the moated site and the site in terms of landownership since it is likely the site formed part of the manorial landholdings, and possibly a deer park. The vast majority of land within the parish would have been owned by the manorial lord in the medieval and post-medieval periods.
- 6.87. The site lies beyond the later designed landscape surrounding Newbold Verdon Hall which the moat was subsumed into.
- 6.88. Taking a precautionary approach, considering that the site may have been part of the wider landholding, and may possibly have been part of a deer park, but considering that the extent of such areas is not

documented and the site appears to have lain beyond the designed landscape, any contribution of the open character of the site to heritage significance of the moat through setting is considered to be very small.

Assessment of Any Impacts

- 6.89. The proposed development would result in a change of character of the site from agricultural to residential, and a reduction of the historic illustrative value the open character currently contributes as broadly reflecting any earlier deer park.
- 6.90. Whilst the development would be visible, the built form would be largely screened by the proposed tree belt, softening any visibility from the moat, in views which already have a partial backdrop of built form.
- 6.91. Any impact to the heritage significance of the Scheduled moated site would be less than substantial and at the very low end of the spectrum.

Grade II Listed Pavilions

- 6.92. The three surviving pavilions were each separately added to the National List at Grade II on 18th June 1986 (NHLE 1074090, 1115785 & 1320265). Full copies of the List Entries for the pavilions are included at **Appendix 6**.
- 6.93. The historic development of the pavilions has been briefly noted above. They have been attributed to the patronage of Nathaniel Crewe and appear to have been constructed in conjunction with Newbold Verdon Hall. Their original function would have been to accommodate services related to the hall, including stabling, brewing, laundry, storage, accommodation for servants, and

possibly baking. The pavilions were located in the historic courtyard to the south-east of the hall and formed part of the primary entrance from the settlement.

6.94. Over time, the pavilions were adapted to new uses, specifically agriculture as the former courtyard was developed into a working farm complex from around the later 18th century. There was originally a north-east pavilion but this was demolished c. 1965. Today, the three surviving pavilions are surrounded by and interspersed with modern agricultural buildings.

6.95. The pavilions are described in detail within the Architectural Investigation Report produced by English Heritage in 2003.⁵¹ For this reason, only the salient points are summarised in the descriptions below. Given the pavilions are contemporary with one another and of the same type with overlapping settings, a combined statement of significance is provided after this.

North-West Pavilion

6.96. The List Entry describes the North-West Pavilion as follows:

"Former pavilion block, now a farm building, c. 1700 with C19 alterations, Red brick, plain tile hipped roof. Nearly identical to and symmetrical with the SW pavilion in the forecourt of Newbold Verdon Hall. A tall single storey block except for the 2 storey bay at the south end, which is separated by an internal brick partition. 2 high level windows in the south wall, the west window now a doorway with boarded door

approached by a C19 external flight of stone steps on brick support wall, the east window largely blocked in brick, The east wall has 3 similar high level windows, the end windows blocked and the central window now filled with a boarded door, below is an inserted cart entry with steel lintel and to the left a further inserted doorway with segmental arched head. 3 high level windows in the west wall. All original windows have rubbed brick flat arches. At the north end of the west wall an original doorway framed with reused C17 moulded jamb and lintel stones. The north wall is blank but internally retains evidence of a former chimney breast. The internal cross partition has doorways at ground level at either end. The exposed principal beams to the trusses have stopped chamfers. It forms an important group with the house and other pavilions in the forecourt."



Plate 41: Looking north to the North-West Pavilion.

⁵¹ EH.

6.97. The North-West Pavilion is rectangular in plan with a four-by-two-bay arrangement. Is the best preserved of the pavilions and it also exhibits the highest quality brickwork internally which suggests this was designed to be seen and admired. There was originally one doorway entrance at the north end of the west wall; this has since been blocked but possesses a moulded stone architrave.

6.98. All original fixtures and fittings have been lost. However, it has been deduced that there was probably a combined fireplace in the north-east corner for brewing and baking, and the attic space was used for servant accommodation.

South-West Pavilion

6.99. The List Entry describes the South-West Pavilion as follows:

"Former pavilion block, now a farm building. c. 1700 with C19 alterations. Red brick, plain tile hipped roof. Nearly identical to and symmetrical with the NW pavilion in the forecourt of Newbold Verdon Hall. Originally a tall 2 storey block except for a 2 storey bay at the north end, but now 2 storey throughout due to inserted C19 floor, also with floored loft in roof space. North and south walls have 2 large high level windows and the east and west walls have 3 similar windows, all with rubbed brick flat arches, all now wholly or partly blocked in brick. The north wall has a C19 inserted cart entry with segmental arch cutting into the lower courses of the blocked windows above. The south wall has a pair of inserted, now blocked, windows with timber lintels to each floor, and a window to either side of a central chimney breast which partly survives within on both floors. At the

south end of the west wall, an original doorway framed with reused early C17 moulded jamb and lintel stones, now blocked and another blocked inserted doorway in the centre of the wall. Internally, 4 bays with evidence of brick cross partition under north truss, which formerly separated the 2 storey north bay. Evidence of original stairs to loft. Other trusses have stopped chamfered principals exposed below ceiling and cambered collars within the loft. It forms part of an important group with the house and other pavilions in the forecourt."



Plate 42: Looking south-west to the South-West Pavilion.

6.100. The South-West Pavilion has the same plan and general form as its north-west counterpart, albeit it was originally lit by ten large windows that have since been blocked. The hipped roof structure is a later replacement. There was originally a single doorway in the south end of the

west wall, now blocked but readily legible from the moulded stone surround.

6.101. Beside the remains of a fireplace, there are no historic fixtures or fittings of note. The interior was largely plastered. The original function of this pavilion remains unclear.

South-East Pavilion

6.102. The List Entry describes the South-East Pavilion as follows:

"Former pavilion block now a farm building. c. 1700 with C19 and C20 alterations. Red brick, plain tile hipped roof with plastered coved eaves cornice probably replacing timber eaves cornice. The southern of a symmetrical pair of pavilions which framed the axial entry to the forecourt of Newbold Verdon Hall. The northern matching pavilion was demolished c.1965. Similar to the SW and NW pavilions, but not as high and longer single storey. In the north wall a central single window with upper part blocked and later window inserted below, 2 similar windows in the south wall, the right hand window completely and the left hand window partly blocked in brick. The west wall has large C20 cart entries at either end replacing earlier openings, a smaller C19 cart entry in the centre with boarded doors and a blocked opening above. A c. 1700 window partly blocked or infilled with a later window to either side of central entry. The west wall is blank except for a central inserted and blocked doorway. Unless altered all c.1700 windows retain rubbed brick flat arched heads. Internally four roof trusses and plaster ceiling with exposed stop chamfered principal

beams. It forms part of an important group with the house and other pavilions in the forecourt."



Plate 43: Looking south to the South-East Pavilion.

6.103. The South-East Pavilion possesses a longer rectangular plan than the others, being arranged on a five-by-two-bay plan. The fenestration has been much altered to facilitate its later agricultural use.

6.104. There is physical evidence that the attic was originally enclosed and floored. The building was never heated (unlike the western pavilions) and it has been speculated that it was originally used for stables and coaches (although this has not been conclusively demonstrated).

Statement of Significance

6.105. The separate Grade II Listing of the pavilions highlights that each is a designated heritage asset of less than the highest significance as defined by the NPPF.⁵² Their significance is consolidated by their inclusion within the boundaries of the Newbold Verdon Conservation Area.

6.106. For each pavilion, the heritage significance is principally embodied in its physical fabric. All derive historic interest from their general age, form and character, being legible as former service buildings to a high-status country house which date from around the turn of the 18th century. Their likely association with Nathaniel Crewe augments this interest. It is notable that the North-West Pavilion can be read as a former brewhouse. All three buildings were subjected to later alterations; to some degree, this has eroded their historic interest by eroding legibility of their original layouts and functions. However, the 19th-century alterations are of some historic interest in their own right by illustrating the later adaptation of the buildings to agricultural uses.

6.107. The pavilions possess relatively limited architectural interest due to the generally utilitarian nature of their fabric and the loss of original fixtures and fittings. This interest is largely embodied in the earliest brickwork and timber roof structures, as well as the moulded stone doorways that characterise the North-West and South-West Pavilions. The later historic alterations (i.e. those of the 19th century) are of very limited architectural interest.

6.108. The pavilions are considered to possess a degree of archaeological interest because of their age and the successive alterations which mean there is potential for concealed remains which yield new information about the early form and use of each building.

6.109. The settings of the pavilions also contribute to their significance, although the significance derived from their settings is less than that derived from their historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Each other (group value), given they are contemporary service buildings that historically served interrelated functions;
- Surviving elements of the historic courtyard in which the pavilions are located, especially the pebble paving which is considered to be original, where these give further legibility and understanding to the group as a designed gateway; and
- Newbold Verdon Hall, which the pavilions were ultimately designed to serve.

⁵² MHCLG, NPPF, para. 213.

Any Contribution of the Site to Significance

6.110. The North-West Pavilion is that which is nearest the site, being located c. 200m to the south.

6.111. It is assumed that the pavilions and site were in common ownership historically, as they are today. There is no evidence that there was originally a direct functional association between the site and the pavilions: the pavilions served functions that were directly ancillary to the hall and there is no evidence of intensive agricultural activities being undertaken within the pavilions (e.g. processing of crops or housing of grazing livestock). Later (from around the turn of the 19th century) the pavilions were adapted to agricultural uses and a functional connection with the site (in terms of farming) is plausible.

6.112. Whilst there are not anticipated to be views from within the pavilions to the site, they are co-visible in views from the Hall, the churchyard to the north-east of the assets, and in dynamic views moving along the intervening public footpath to the north-west (Plate 44).

6.113. Ultimately, however, the pavilions were sited and designed in relation to the hall and as part of the principal entrance from the settlement to the south-east.

6.114. The site is considered to make only a very small contribution to the significance of the assets through setting, in terms of very limited historic illustrative value as to the later agricultural uses of the structures experienced in views from the intervening footpath and churchyard.



Plate 44: Looking south-east to the pavilions, site boundary hedge at far left of the view.

Assessment of Any Impacts

6.115. The change of character of the site will reduce the historic illustrative value contributed by the site's agricultural character, with this experienced in views from the footpaths and churchyard. Views of the proposed development will be softened by the tree belt proposed to the south-western edge of the site. The harm to the significance of each asset through change to setting will be less than substantial and very low on that spectrum.

7. Grade II Listed Church of St James

7.1. St James' Church was added to the National List at Grade II on 7th November 1966 (NHLE 1115770). The List Entry describes the building as follows:

"Parish Church. C12, C13, C15, 1899 rebuilding by H.C.Goddard of Leicester in a Gothic style, Tower heightened and spire added in 1960, by L.G.D.Ogden. Randomly coursed Mount Sorrel granite, sandstone ashlar dressings, shingled spire and plain tiled roofs. Western tower, nave, north aisle and chapel, chancel, south porch and vestry. Tower with broach spire, chamfered offset to upper stage, the lower part may be of C12 date. The upper stage has plain 3 light opening to 3 sides, the spire has a raking 2 light dormer window to each main direction. In the north aisle is a reused 3 light stepped C13 lancet set within a round arch externally. In the north chapel east wall is a reused C15 3 light traceried window thought to be the former east window of the medieval church. All other fenestration dates from the 1899 rebuilding and comprises 2 light windows with ogee heads to the lights and flat headed stone surrounds to the aisle and pointed stone surrounds to the nave. The chancel east window is of 5 lights in a Perpendicular style. The south vestry off the chancel and south porch are both separately gabled and have pointed C19 doorways. Interior. The nave north arcade is of 5 bays with octagonal piers and arches having wave mouldings decorated with fleurons. C19 pointed and moulded chancel arch. Fittings: Font has plain octagonal bowl, possibly C13. All other fittings are C19 or later."

7.2. A full copy of the List Entry is included at [Appendix 6](#).

7.3. St James' is a relatively squat parish church comprising a two-stage west tower surmounted by a broached spire, an aisled nave, and a chancel with adjoining vestry. It is predominantly of stone construction (granite and sandstone) with shingle and plain tiled roofs.

7.4. The earliest phases of church relate to the medieval development of Newbold Verdon settlement. As discussed above, if the Scheduled Moated Site does correspond with the site of the medieval manorial hall, there is a clear interconnectedness and spatial relationship between what would have been the focal points of the medieval settlement.

7.5. As is typical of most medieval parish churches regionally and nationally, the building was successively altered and extended over the centuries. However, notably, there is no evidence of a major building or remodelling campaign which coincides with the construction of Newbold Verdon Hall at the turn of the 18th century (i.e. there is no evidence of Nathaniel Crewe acting as a patron or investing in the fabric of the church).

7.6. Historic mapping demonstrates that the associated graveyard was expanded to the north-west around the turn of the 20th century. This likely coincided with the substantial rebuilding in 1899 by H. C. Goddard of Leicester. There was another, more substantial, cemetery expansion to the north in the later 20th century.

7.7. Today, the church stands within its rectangular graveyard which is defined by low stone walls and planted with trees. The main approach is via Main Street which bounds the southern side of the graveyard; there is a gated entrance in the south-east corner of the walled enclosure.

7.8. The First Edition (1885) Ordnance Survey map also records footpath approaches to the church across the fields to the north-west and south-west. These public rights of way are still extant today.

7.9. Key views of the church comprise those from the associated churchyard, in which the architectural interest of the asset can be fully understood (Plate 45), views from the settlement to the south (Plate 46), views from the proximate Newbold Verdon Hall (Plate 47), and views from the contemporary moat (Plate 48).



Plate 45: Looking north-west to the church from the churchyard.



Plate 46: Looking north-west to the church from Main Street.



Plate 47: Looking south-east to the church from the Hall.



Plate 48: Looking south-east from the moat to the church.

7.10. There are also views north-west (Plate 49) and south-west (Plate 50) from the churchyard which illustrate the settlement edge location of the church.



Plate 49: Looking north-west from the churchyard.



Plate 50: Looking south-west from the churchyard.

Statement of Significance

7.11. The Grade II Listing of the church highlights it is a designated heritage asset of less than the highest significance as defined by the NPPF.⁵³ This significance is consolidated by its inclusion within the boundaries of the Newbold Verdon Conservation Area.

7.12. The heritage significance of the church is principally embodied in its physical fabric. It derives historic interest from its general age and form, being legible as a parish church of medieval origin that has been successively altered and rebuilt. It possesses communal value as a still-functioning place of worship and contributes to our understanding of patterns of historic settlement and ecclesiastical provision. The known association of the 1899 rebuilding with the renowned architect, Henry Goddard, further contributes to the historic interest of the building. The architectural and artistic interest of the church is largely embodied in its earliest surviving masonry fabric (including notable moulded arches and traceried windows), but also the high-quality neo-Gothic additions of c. 1899.

7.13. The setting of the church also contributes to its significance, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "*setting*") which are considered to contribute to its heritage significance comprise:

7.14. The surrounding graveyard, which has long functionally served the church (burial) and provides the best viewpoints from which its external fabric can be admired;

- Main Street to the south, which appears to be a well-established historic route passing the church and providing the primary approach;
- The historic settlement core of Newbold Verdon to the east, which the church has long served;
- The moated site to the west, due to the probable historic links and spatial relationship between the two sites (medieval manorial and ecclesiastical centres);
- Newbold Verdon Hall, due to its close spatial relationship and intervisibility with the church, and the fact that the church would have provided spiritual services to the historic hall residents; and
- Adjacent agricultural land which illustrates the settlement edge location of the asset.

Wider agricultural land affords views of the asset, including those public footpaths to the north-west (Plate 51 & Plate 52) and south (Plate 53).

⁵³ MHCLG, NPPF, para. 213.



Plate 51: Looking south-east towards the church.



Plate 52: Looking south-east to the church.



Plate 53: Looking north-east to the church from the footpath to the south.

Any Contribution of the Site to Significance

- 7.15. The site is located over 200m north of the church and is separated from it by the modern cemetery, the school playing field and the wider grounds of Newbold Verdon Hall.
- 7.16. There is a glimpse of the site from the churchyard (Plate 54).

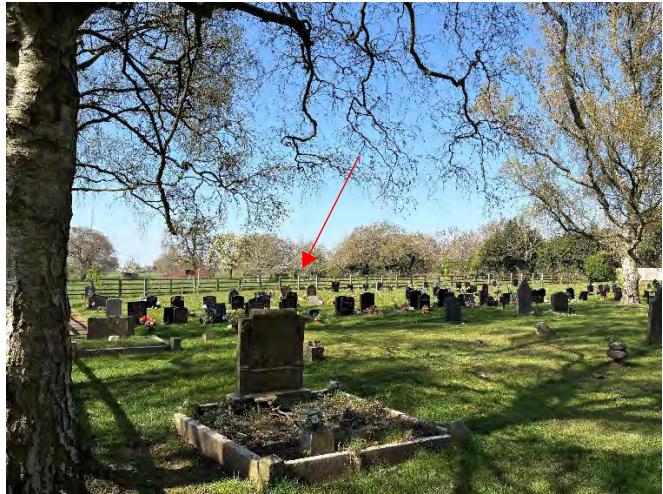


Plate 54: Looking north-west to the site from the churchyard.

7.17. The site is not clearly visible in the view, but there is a sense of it being undeveloped land of open character.

7.18. There are views of the church tower from within the site (Plate 55), albeit largely screened by vegetation. It is also co-visible with the church in views from the public footpath to the north-west of the asset.



Plate 55: Looking south-east towards the church from within the site.

7.19. The First Edition (1885) Ordnance Survey map records a footpath approach to the church from the north-west. This passes through and immediately alongside the south-west boundary of the site. The origins of this route are unclear; however, it was likely used historically by those living and working in the surrounding farmsteads to access the church and settlement (as well as those travelling to Newbold Verdon from nearby settlements in that direction, such as Barlestoke). Ultimately, the majority of the historic congregation would have been drawn from the core of Newbold Verdon itself and would not have used this route to approach the church.

7.20. The site is considered to make a very small contribution to the significance of the asset through setting, through its open character contributing a very small amount of

historic illustrative value as to the edge of settlement location of the asset.

7.21. The proposed development will be visible from the churchyard, and co-visible in dynamic views from the footpaths to the north-west of the asset. The change of character of the site in these views, albeit softened by tree belts, will cause less than substantial harm at the very low end of the spectrum to the church through changes in setting.

8. Newbold Verdon Conservation Area

8.1. The Newbold Verdon Conservation Area was first designated in November 1989. Several documents relating to the Conservation Area are available on the Council's website, including the *Newbold Verdon Conservation Area Appraisal* (undated) and a *Management Plan* (adopted 2009) which comprises a suite of documents.

8.2. Broadly, the Conservation Area boundary covers the historic core of the settlement of Newbold Verdon and most of the designated and non-designated buildings in the locality. It is divided into four character areas, namely:

- **Newbold Verdon Hall**, including its ancillary buildings, immediate grounds and the Scheduled Moated Site;
- **St James' Church** and its surrounding churchyard/cemetery;
- **Main Street**; and
- **The Old Rectory** and its associated landscaped grounds.

8.3. As set out in **Section 6** above, the origins of the settlement can be traced to the medieval period and it related closely to the development of Newbold Verdon manor. The early growth and economy of the settlement depended on agriculture, as was the case for most medieval rural settlements across the country. By the 19th century this had diversified to include manufacturing, namely cottage industry framework knitting. There was a subsequent decline of framework knitting which was replaced by mining as a common occupation by the end of the 19th century.

8.4. The settlement expanded rapidly after WWII due to the development of modern housing. These extensions to the settlement (beyond the Conservation Area boundaries) have predominantly taken place to the north, east and south.

Character and Appearance

8.5. Across all character areas, the most important elements of the Conservation Area's character and appearance include:

- The linear pattern of development along Main Street which appears to fossilise the medieval arrangement of manorial residence, church and settlement (albeit with secondary branches).
- The historic buildings within, especially those that are listed, which are of varying ages and types and illustrate the piecemeal evolution of the settlement;
- The prevalence of traditional building materials, especially red brick, stone, plain clay tiles and Welsh slate;
- Traditional fenestration patterns, often characterised by timber sash or casement windows;

- The typically modest and domestic scale of built form, with two storeys being the norm;
- The traditional placement of built form on or near the backs of pavements (except for high status buildings within generous plots);
- Traditional street furniture and surface treatments, including cobbles and granite setts;
- Historic stone and red brick boundary treatments, as well as the more unusual examples of wrought iron fences, which delineate individual plots;
- Important designed, green spaces, such as the landscaped grounds of Newbold Verdon Hall and the Old Rectory, and the historic extent of the graveyard associated with St James' Church
- Mature trees where these contribute to the experience of the designed landscapes and the rural character of the settlement; and
- The Scheduled Moated Site which is likely to correspond with the site of the medieval manorial residence and thereby illustrates the early development of the settlement.

Approaches, Views and Setting

8.6. The principal approaches to the Conservation Area are from the north (via Dragon Lane), the south (via Brascote Lane), and the east (along Main Street). There are also approaches via public rights of way across the fields to the north-west and south-west. As discussed above, the southerly approaches partly align with the 18th-century Southern Avenue laid out in association with Newbold Verdon Hall.

8.7. The *Conservation Area Appraisal Map* (reproduced at [Appendix 7](#)) identifies important views and vistas towards and from the designation area (formally categorised as views/vistas that are “to be protected”). These include views towards the Conservation Area when approaching from the south, south-west and east, views along Main Street, views towards key assets (i.e. Newbold Verdon Hall and the Old Rectory), and a south-facing vista out from west end of Main Street where there is an open gap. Ultimately, the most important views are those which contain the greatest concentration of buildings and features that contribute to the special character and appearance of the Conservation Area (as identified above).

8.8. As noted above, the Conservation Area has been largely enclosed by modern development on its north, east and south sides. There are some adjoining areas of green open space that provide separation between the historic settlement core and modern development, including the large recreation ground immediately north of the Conservation Area.

8.9. To the north-west and south-west of the Conservation Area there are residual landscape features associated with the early to mid-18th-century grounds of Newbold Verdon Hall.

8.10. It is also north-west through to south-west of the Conservation Area where the transition from settlement to rural hinterland can be best experienced due to the lack of modern development. The landscape surrounding the Conservation Area is dominated by agricultural land

which is modern in character and appearance, being characterised by large, amalgamated fields that are intensively farmed.

Statement of Significance

8.11. The significance of the Newbold Conservation Area is principally derived from the intrinsic elements of its character and appearance described above. It is these elements of character and appearance which contribute to the special architectural and historic interest of the Conservation Area, and are ultimately the reason for its designation.

8.12. While there is currently no statutory protection for the settings of Conservation Areas, it is evident that elements of the surrounds of the Newbold Verdon Conservation Area make some contribution to its significance, albeit less than the structures and spaces within its boundaries. Principal elements of the physical surrounds and experience of the asset (its setting) which are considered to contribute to its heritage significance comprise:

- Historic buildings that lie just outside the designation area but further illustrate the historic layout and development of the settlement, such as Nos. 62 & 64 Main Street (identified as an important building on the *Appraisal Map*);
- The 18th-century designed landscape features associated with Newbold Verdon Hall;
- The recreation ground immediately to the north where this provides separation between the historic settlement core and modern development, thereby

giving some residual legibility to the historic northern extent of the settlement; and

- Parts of the surrounding rural and agricultural landscape where these are crossed by public footpaths and afford key views to the historic core of the settlement, thereby giving some residual sense of the origins of Newbold Verdon as a small, rural farming settlement.

Any Contribution of the Site to Significance

8.13. The site is located c. 50m north of the Newbold Verdon Conservation Area at its nearest point (Plate 56).



Plate 56: Looking north-west towards the site from close to the edge of the Conservation Area.

8.14. The historic development of the site has been discussed previously. Its earliest agricultural use is unknown; however, it is clear from the earliest available mapping that it was characterised by enclosed fields in the 19th century. This character has since changed through the amalgamation of field parcels/removal of field boundaries and intensive modern agricultural practices.

8.15. The *Conservation Area Appraisal Map* does not identify any important views or vistas from the site to the Conservation Area or vice versa (cf. **Appendix 7**).

8.16. The site is considered to make a very modest contribution to the significance of the Conservation Area through setting, through the contributions discussed above to Newbold Verdon Hall and Pavilions, the moat and the church, and through its experience as undeveloped land on the footpath approaches to the Conservation Area on footpaths to the north-west. The contribution is considered to be very low, taking into account the significance of the asset as a whole.

8.17. When considering potential impacts on the Conservation Area, it is important to note that the site forms only one small part of the asset's setting.

8.18. Paragraph 220 of the *NPPF* states that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?⁵⁴

8.19. Given development is proposed in the setting of the Conservation Area (for which there is no statutory protection), the Planning (Listed Buildings and Conservation Areas) Act 1990 is not engaged.

8.20. The Indicative Framework Plan shows that built development will be further offset from the Conservation Area by a landscape buffer, such that development will be c. 75m from the designation area at its nearest point.

8.21. The character of the site will change from agricultural to residential, but the visibility of the development from the hall and its grounds and the cemetery will be softened by the proposed tree belts. The reduction in historic illustrative value will cause less than substantial harm to the significance of the asset at the very low end of the spectrum.

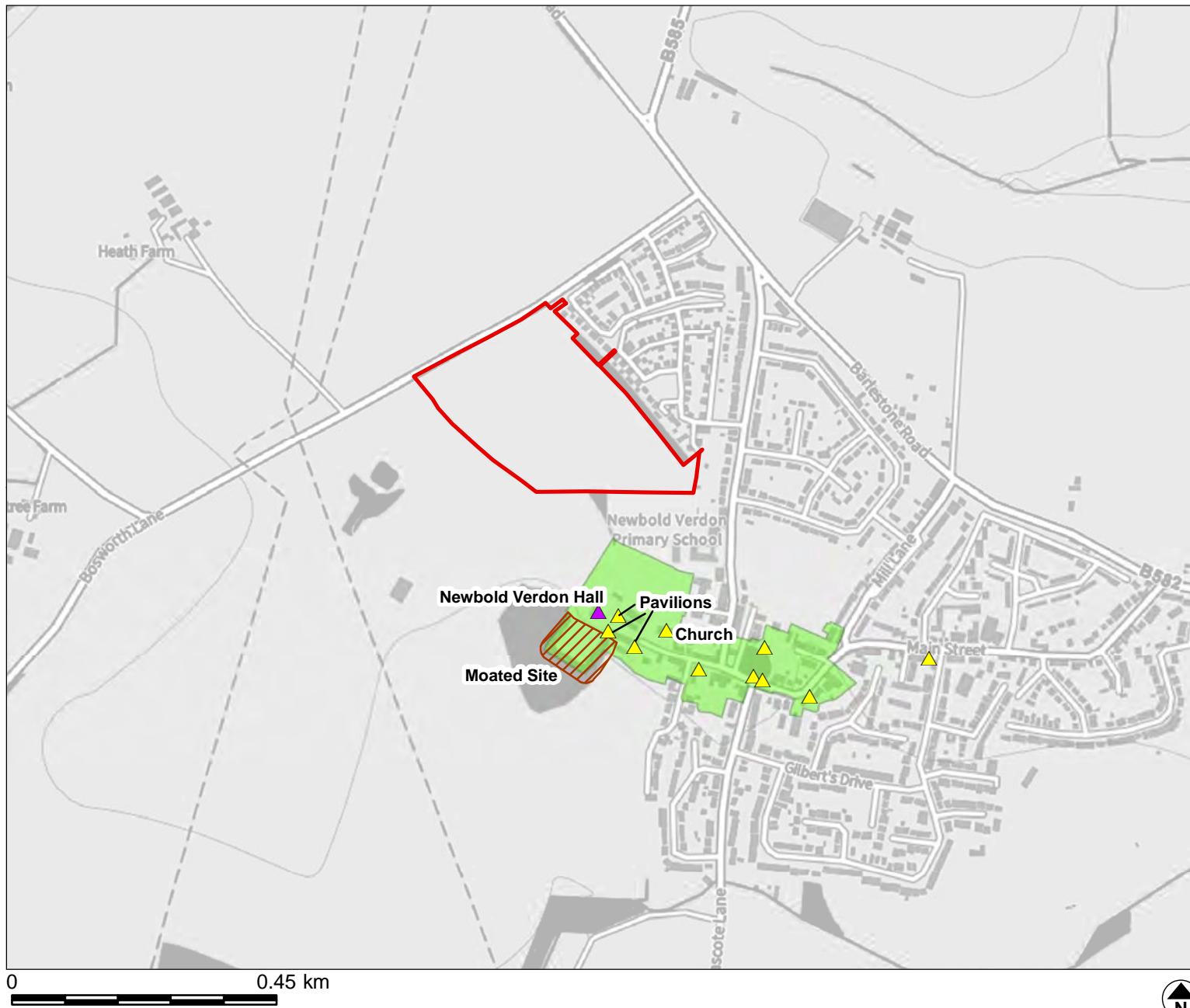
⁵⁴ MHCLG, *NPPF*, para. 220.

9. Conclusions

- 9.1. The significance and setting of designated heritage assets in the vicinity of the site has been carefully considered, taking account of the historic development of the surrounds. The assets considered to be potentially sensitive to change within the site comprise the Grade I Listed Newbold Verdon Hall, the Scheduled Moated site, the Grade II Listed pavilions, the Grade II Listed Church of St James, and the Newbold Verdon Conservation Area.
- 9.2. With regards to Newbold Verdon Hall, the site was likely part of the manorial landholdings in the 17th and 18th centuries but would have possessed a different landscape character. The site lay beyond the designed landscape surrounding the Hall in the 18th century, only remnants of which survive today. It would have been peripherally experienced when moving along the Western Avenue (i.e. it was not the focal point of views) and from the vicinity of a fishpond, but is most likely to have been screened by an avenue of trees in views north-west from the hall, historically. It is visible from the hall today, but the key historic view north-west is now screened by trees and the avenue lost. The site has been and is associated agricultural land illustrating the later use of the hall as a farmhouse. Overall, the site is considered to make a small contribution to the significance of Grade I Listed Newbold Verdon Hall through setting.
- 9.3. The visibility of the development from the asset would be softened by a tree belt. The change in character of the site and the filtered views of development would cause less than substantial harm to Newbold Verdon Hall, at the lower end of the spectrum.
- 9.4. With regards to the Scheduled moated site, the site may have been part of an associated deer park, although the extent of such a feature, if present, is not known. The development is anticipated to be visible, albeit filtered by planting, in views from the moat, and, at most, a very low level of less than substantial harm is anticipated.
- 9.5. With regards to the associated pavilions, the site makes only a very modest contribution to their heritage significance, through its character having a very small amount of illustrative value as to the later agricultural use of the structures, and change to this character being co-visible in some views to the assets. A very low level of less than substantial harm is anticipated to each asset.
- 9.6. With regards to the Church of St James, the site is co-visible with the asset in views from the north-west, and there is glimpsed visibility of the area from the churchyard, with these views making a very modest contribution to the understanding of the settlement edge location of the asset. Change of the character of the site and the co-visibility of this in views would result in a very low level of less than substantial harm.
- 9.7. With regards to the Conservation Area, taking into account the whole of the significance of the area, and the contributions the site makes to the assets within it, as well as the visibility of the site from the closest part of the area itself, the site is considered to make a very modest contribution to the significance of the asset through setting, and the proposed development would result in a very low level of less than substantial harm.



Appendix 1: Map of Designated Heritage Assets



Appendix 1: Map of Designated Heritage Assets

Land south of
Bosworth Lane,
Newbold Verdon

Client: Bloor Homes
 DRWG No: P25-0767 Sheet No: - REV: -
 Drawn by: JT Approved by: GS
 Date: 22/04/2025
 Scale: 1:10,000 @ A4

PEGASUS
GROUP

Appendix 2: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."⁵⁵

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.⁵⁶

In order to do this, *GPA:2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁵⁷ These essentially cover the heritage 'interests' given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.⁵⁸

The *PPG* provides further information on the interests it identifies:

- ***Archaeological interest:*** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- ***Architectural and artistic interest:*** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- ***Historic interest:*** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.⁵⁹

⁵⁵ MHCLG, *NPPF*, Annex 2.

⁵⁶ Historic England, *GPA:2*.

⁵⁷ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

⁵⁸ MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-2019072.

⁵⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.⁶⁰

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

***"Significance derives not only from a heritage asset's physical presence, but also from its setting."*⁶¹**

Setting is defined as:

***"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*⁶²**

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of "what matters and why".⁶³

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

⁶⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

⁶¹ MHCLG, *NPPF*, Annex 2.

⁶² MHCLG, *NPPF*, Annex 2.

⁶³ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).”

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”⁶⁴

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the NPPF, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the NPPF;⁶⁵
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);⁶⁶ and

⁶⁴ Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

⁶⁵ MHCLG, NPPF, para. 213 and fn. 75.

⁶⁶ MHCLG, NPPF, para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as "*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets*".⁶⁷

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the setting of a Listed Building, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would "*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*";⁶⁸ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

***"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."*⁶⁹**

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example 'very low', 'low', 'lower', 'middle', and 'upper end' of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, "*preserving*" means doing "*no harm*".⁷⁰

⁶⁷ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

⁶⁸ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁶⁹ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁷⁰ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. GPA:2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".⁷¹ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above.

Fundamental to this methodology is a consideration of "*what matters and why*".⁷² Of particular relevance is the checklist given on page 13 of GPA:3.⁷³

It should be noted that this key document also states:

"Setting is not itself a heritage asset, nor a heritage designation..."⁷⁴

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA:3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".⁷⁵

⁷¹ Historic England, GPA:2, p. 9.

⁷² Historic England, GPA:3, p. 8.

⁷³ Historic England, GPA:3, p. 13.

⁷⁴ Historic England, GPA:3, p. 4.

⁷⁵ Historic England, GPA 3., p. 8.

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁷⁶

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in ***Appendix 4***, the NPPF (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁷⁷

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.⁷⁸

The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).

⁷⁶ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

⁷⁷ MHCLG, NPPF, paras. 214 and 215.

⁷⁸ Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); MHCLG, NPPF, paras. 214 and 216.

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.*⁷⁹**

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁷⁹ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 3: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁸⁰ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, 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."⁸¹

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight"

when the decision-maker carries out the balancing exercise."⁸²

A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 4**), this is in keeping with the requirements of the 1990 Act.⁸³

With regards to development within Conservation Areas (which does not apply to the current development proposals), Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."⁸⁴

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁸⁰ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

⁸¹ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

⁸² Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137, para. 24.

⁸³ Jones v Mordue [2015] EWCA Civ 1243.

⁸⁴ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 72(1).



Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.⁸⁵ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁸⁶

⁸⁵ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

⁸⁶ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

Appendix 4: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or*
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁸⁷

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁸⁸ (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage

⁸⁷ MHCLG, NPPF, para. 11.

⁸⁸ MHCLG, NPPF, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing).⁸⁹

The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."⁹⁰

As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."⁹¹

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."⁹²

Paragraph 210 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness."⁹³*

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

"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

⁸⁹ MHCLG, NPPF, Annex 2.

⁹⁰ MHCLG, NPPF, Annex 2.

⁹¹ MHCLG, NPPF, Annex 2.

⁹² MHCLG, NPPF, para. 208.

⁹³ MHCLG, NPPF, para. 210.

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.”⁹⁴

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁹⁵*

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁹⁶*

Paragraph 215 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁹⁷

The NPPF also provides specific guidance in relation to development within Conservation Areas and within the settings of heritage assets, stating at paragraph 219 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a

⁹⁴ MHCLG, NPPF, para. 212.

⁹⁵ MHCLG, NPPF, para. 213.

⁹⁶ MHCLG, NPPF, para. 214.

⁹⁷ MHCLG, NPPF, para. 215.

positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁹⁸

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁹⁹ (our emphasis)

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”¹⁰⁰

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

⁹⁸ MHCLG, NPPF, para 219.

⁹⁹ MHCLG, NPPF, para. 220.

¹⁰⁰ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."¹⁰¹ (our emphasis)

National Design Guide

Section C2 relates to valuing heritage, local history and culture and states:

"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."¹⁰²

"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."¹⁰³

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town*

¹⁰¹ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

¹⁰² MHCLG, NDG, para. 46.

¹⁰³ MHCLG, NDG, para. 47.



house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century.*¹⁰⁴

¹⁰⁴ MHCLG, NDG, paras. 48–49.

Appendix 5: Relevant Development Plan Policies

Applications for Planning Permission within Newbold Verdon are currently considered against the policy and guidance set out within the **Hinckley & Bosworth Local Plan 2006 to 2026** which was adopted in December 2009.

The **Core Strategy** document (adopted December 2009) includes the following guidance relating to heritage:

Spatial Objective 10: Natural Environment and Cultural Assets

To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.

Spatial Objective 11: Built Environment and Townscape Character

To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.

The same **Core Strategy** document includes the following policy relating to development in Newbold Verdon:

Policy 11: Key Rural Centres Stand Alone – Newbold Verdon

To support the local services in Newbold Verdon and maintain rural population levels the council will:

- Require new development to respect the character and appearance of the Newbold Verdon Conservation Area by incorporating locally distinctive features of the conservation area into the development.*

The **Site Allocations and Development Management Policies DPD** (adopted July 2016) includes the following policies regarding the historic environment:

Policy DM11: Protecting and Enhancing the Historic Environment

The Borough Council will protect, conserve, enhance the historic environment throughout the borough. This will be done through the careful management of development and non-designated heritage assets.

All development proposals which have the potential to affect a heritage asset, or its setting will be required to demonstrate:

- a) An understanding of the significance of the heritage asset and its setting;*
- b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts;*

- c) How the benefits of the proposal will outweigh any harm caused; and
- d) Any impact on archaeology in line with Policy DM13.

Policy DM12: Heritage Assets

All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.

All development proposals affecting the significance of heritage assets, and their setting will be assessed in accordance with Policy DM11 and will require justification as set out in this policy.

Listed Buildings

Proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting 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.

Conservation Areas

Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important

features (as identified in the Conservation Area Appraisal and Management Plan) including, but not limited to the following:

- A) Appropriate boundary treatments which reflect the local style and materials which are characteristic of the conservation area;*
- B) The preservation and enhancement of key views and/or vistas in and out of the conservation area;*
- C) The replacement of dead or dying important trees and hedgerows with those of the same or similar species;*
- D) Reinforce or mirror the historic street pattern and plan form where feasible;*
- E) The use of sensitively styled street furniture;*
- F) The use of natural building materials, preferably locally sourced; and*
- G) The retention of key spaces within the conservation area.*

Proposals which seek to improve identified neutral and negative areas designated conservation areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged.

All applications which include the demolition of buildings and means of enclosure within a conservation area must propose an adequate replacement which enhances the character and

appearance of the conservation area. Conditions will be imposed to ensure demolition does not occur until immediately prior to the redevelopment or remediation.

Historic Landscapes

Proposals affecting historic landscapes, their features or setting should have regard to their significance and be justified in line with Policy DM11.

Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should seek to better reveal the historic significance of the area.

Proposals which adversely affect the Bosworth Battlefield, or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits.

Particular regard will be had to maintaining topographical features, archaeological remains or to the potential expansion of the Battlefield.

Proposals which seek to enhance the educational or tourism provision associated with the Bosworth Battlefield will be encouraged where they comply with other policies in the Local Plan.

Scheduled Monuments

Proposals which adversely affect a scheduled monument, or its setting should be wholly exceptional and accompanied by clear and convincing justification.

Locally Important Heritage Assets

Assets identified on the Locally Important Heritage Asset List should be retained and enhanced wherever possible. The significance of the assets illustrated in the List and the impact on this significance should be demonstrated and justified in line with Policy DM11.

DM13: Preserving the Borough's Archaeology

Where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset.

Where applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains.

Where preservation of archaeological remains in situ is not feasible and/or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences.'



The Hinckley and Bosworth Borough Council is currently in the process of producing a new local plan. The **Local Plan Review 2020 to 2041 Regulation 18 Draft** (published July 2024) sets out the following guidance:

Spatial Objective 9: Built Environment and Townscape

To conserve and enhance the borough's archaeological and historical significance and the unique townscape character of the borough's towns and villages.



Appendix 6: List Entries

NEWBOLD VERDON HALL

NEWBOLD VERDON HALL, MAIN STREET

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1074089**

Date first listed: **22-Oct-1952**

List Entry Name: **NEWBOLD VERDON HALL**

Statutory Address 1: **NEWBOLD VERDON HALL, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NEWBOLD VERDON HALL, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Leicestershire**

District: **Hinckley and Bosworth (District Authority)**

Parish: **Newbold Verdon**

National Grid Reference: **SK 44217 03817**

Details

NEWBOLD VERDON MAIN STREET SK 40 SW (west side) 5/36 Newbold Verdon Hall 22.10.52 G.V. I

Former country house, now farmhouse. c. 1700 with later C19 addition, and minor C19 and C20 alterations.

Built for Nathaniel Crew, 3rd Baron Crew of Stene, Northants, Bishop of Durham from 1674, d. 1721. Red brick in English bond with ashlar dressings, large hipped plain tiled roof with lead dressings and flat top, 4 brick roof stacks with triple shafts and brick cornice. Double pile symmetrical plan of 5 by 3 bays. 2 storeys plus raised basement and attic, stone string courses to ground and first floors, overhanging eaves with moulded wood

cornice and lined soffit. All windows have rubbed brick flat arches and projecting stone cills. The entrance (east) and garden (west) fronts are arranged 1 : 3 : 1 the centre bays projecting slightly; the side elevations are similarly arranged 1 : 1 : 1. The entrance front has central early C20 double panelled doors with rectangular overlight, approached up a flight of 8 stone steps, set in a pedimented Gibbsian surround with small shield on the keystone. It is flanked by pairs of glazing bar sashes, those either side of the doorway have been lowered. The first floor central glazing bar sash is flanked by a single blocked opening and a further matching sash window. The garden front has a grassed ramp with curved stone coped brick side walls leading to the central doorway, now filled with a glazing bar sash window with panel beneath. The doorway has a stone moulded architrave and is flanked by Ionic half columns supporting a pedimented entablature with pulvinated frieze. It is flanked by pairs of glazing bar sashes. To first floor 3 glazing bar sashes are flanked by single blocked openings. To the left of the central projection is a narrow inserted C20 sash. The south side has a central doorway with moulded stone surround and cornice, now blocked by a sash window. Beneath is a semi circular headed doorway to the basement. To the right a blocked opening and to the left a glazing bar sash. To the first floor 2 blocked openings and a further sash. The north side is similar but now partly obscured by the later extension. Interior. The central stone paved entrance hall has a dais up three steps opposite to the entrance which gives access to a lateral passage via 3 round headed arches. The room to the right, a parlour, has full height fielded oak panelling, and a cupboard with marble shelves has been inserted into the west wall. Adjacent to this room, reached from the lateral passage, is the secondary staircase with turned balusters. The principal staircase, reached from the south end of the passage, has an open well with the upper landing supported by a pair of Ionic columns. The oak staircase has a pulvinated string, richly carved with wreathed bands, sturdy vasiform balusters, carved handrail and square newels carved with laurel leaves. The plaster ceiling over has a coved cornice richly moulded in the form of a frieze of garlands. A similar cornice can be found in the first floor saloon above the entrance hall. Most rooms retain their original oak panelled doors and architraves, plaster cornices, and some contemporary bolection moulded fireplaces also remain. The house stands just to the north of a moated site which surrounded the earlier manor house. It is approached from the end of the village Main Street through a long axial forecourt defined by three of formerly four pavilions, one in each corner of the court.

Listing NGR: SK4421703817

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **188547**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Moated site south of The Hall

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1009198**

Date first listed: **04-Mar-1953**

Date of most recent
amendment: **20-Jan-1993**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Leicestershire**

District: **Hinckley and Bosworth (District Authority)**

Parish: **Newbold Verdon**

National Grid Reference: **SK 44184 03751**

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings.

In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The moated site at Newbold Verdon survives in good condition despite infilling of one arm of the moat. The moat island will contain evidence of the development of the manor house and associated buildings.

Details

The moated site at Newbold Verdon is situated on the western edge of the village less than 100m from St James's Church. A post-medieval hall is situated a few metres to the north of the site.

The moated area measures 90 x 100m overall and encloses a square island measuring 65 x 65m on the west, south and east sides with an infilled northern arm. The three arms of the moat are an average of 10m wide and are mostly water-filled with the exception of the northern parts of the western and eastern arms. The outer bank on the southern and western sides is up to 1m high and 6-8m wide.

A small excavation in 1981 suggested that the northern infilled arm was still in existence when the hall to the

north was built for Nathaniel Crew, 3rd Baron Crew of Stene, Bishop of Durham in about 1680. Finds of medieval roof tile indicate the remains of a manor house located within the island.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **17062**

Legacy System: **RSM**

Sources

Books and journals

Harding, M, 'Transactions of the Leicestershire Arch and Historical Society' in Excavation of the Moated Site at Newbold Verdon, , Vol. 56, (1981)

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.



Map

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End of official list entry

PAVILION AT NORTH WEST CORNER OF FORECOURT AT NEWBOLD VERDON HALL

PAVILION AT NORTH WEST CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1115785**

Date first listed: **18-Jun-1986**

List Entry Name: **PAVILION AT NORTH WEST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL**

Statutory Address 1: **PAVILION AT NORTH WEST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **PAVILION AT NORTH WEST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Leicestershire**

District: **Hinckley and Bosworth (District Authority)**

Parish: **Newbold Verdon**

National Grid Reference: **SK 44251 03810**

Details

NEWBOLD VERDON MAIN STREET SK 40 SW (north side) 5/37 Pavilion at NW corner 18.6.86 of Forecourt at
Newbold Verdon Hall

G.V. II

Former pavilion block, now a farm building, c. 1700 with C19 alterations, Red brick, plain tile hipped roof. Nearly identical to and symmetrical with the SW pavilion in the forecourt of Newbold Verdon Hall. A tall single storey block except for the 2 storey bay at the south end, which is separated by an internal brick partition. 2 high level windows in the south wall, the west window now a doorway with boarded door approached by a C19 external flight of stone steps on brick support wall, the east window largely blocked in brick, The east wall has 3 similar high level windows, the end windows blocked and the central window now filled with a boarded door, below is an inserted cart entry with steel lintel and to the left a further inserted doorway with segmental arched head. 3 high level windows in the west wall. All original windows have rubbed brick flat arches. At the north end of the west wall an original doorway framed with reused C17 moulded jamb and lintel stones. The north wall is blank but internally retains evidence of a former chimney breast. The internal cross partition has doorways at ground level at either end. The exposed principal beams to the trusses have stopped chamfers. It forms an important group with the house and other pavilions in the forecourt.

Listing NGR: SK4425103810

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **188548**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Map

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PAVILION AT SOUTH WEST CORNER OF FORECOURT AT NEWBOLD VERDON HALL

PAVILION AT SOUTH WEST CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1074090**

Date first listed: **18-Jun-1986**

List Entry Name: **PAVILION AT SOUTH WEST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL**

Statutory Address 1: **PAVILION AT SOUTH WEST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **PAVILION AT SOUTH WEST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Leicestershire**

District: **Hinckley and Bosworth (District Authority)**

Parish: **Newbold Verdon**

National Grid Reference: **SK 44234 03785**

Details

NEWBOLD VERDON MAIN STREET SK 40 SW (south side) 5/38 Pavilion at SW corner 18.6.86 of Forecourt at
Newbold Verdon Hall

G.V. II

Former pavilion block, now a farm building. c. 1700 with C19 alterations. Red brick, plain tile hipped roof. Nearly identical to and symmetrical with the NW pavilion in the forecourt of Newbold Verdon Hall. Originally a tall 2 storey block except for a 2 storey bay at the north end, but now 2 storey throughout due to inserted C19 floor, also with floored loft in roof space. North and south walls have 2 large high level windows and the east and west walls have 3 similar windows, all with rubbed brick flat arches, all now wholly or partly blocked in brick. The north wall has a C19 inserted cart entry with segmental arch cutting into the lower courses of the blocked windows above. The south wall has a pair of inserted, now blocked, windows with timber lintels to each floor, and a window to either side of a central chimney breast which partly survives within on both floors. At the south end of the west wall, an original doorway framed with reused early C17 moulded jamb and lintel stones, now blocked and another blocked inserted doorway in the centre of the wall. Internally, 4 bays with evidence of brick cross partition under north truss, which formerly separated the 2 storey north bay. Evidence of original stairs to loft. Other trusses have stopped chamfered principals exposed below ceiling and cambered collars within the loft. It forms part of an important group with the house and other pavilions in the forecourt.

Listing NGR: SK4423403785

Legacy

The contents of this record have been generated from a legacy data system.

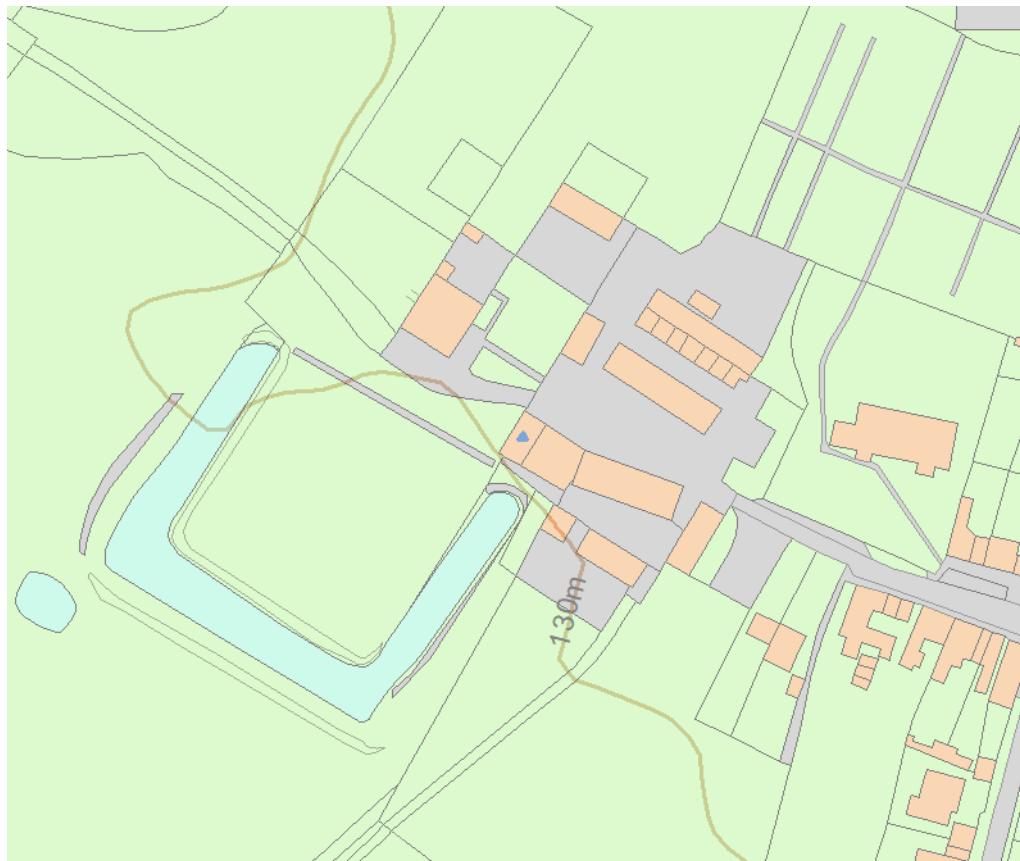
Legacy System number: **188549**

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

PAVILION AT SOUTH EAST CORNER OF FORECOURT AT NEWBOLD VERDON HALL

PAVILION AT SOUTH EAST CORNER OF FORECOURT AT NEWBOLD VERDON HALL, MAIN STREET

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1320265**

Date first listed: **18-Jun-1986**

List Entry Name: **PAVILION AT SOUTH EAST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL**

Statutory Address 1: **PAVILION AT SOUTH EAST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **PAVILION AT SOUTH EAST CORNER OF FORECOURT
AT NEWBOLD VERDON HALL, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Leicestershire**

District: **Hinckley and Bosworth (District Authority)**

Parish: **Newbold Verdon**

National Grid Reference: **SK 44279 03758**

Details

NEWBOLD VERDON MAIN STREET SK 40 SW (south side) 5/39 Pavilion at SE corner 18.6.86 of Forecourt at
Newbold Verdon Hall

G.V. II

Former pavilion block now a farm building. c. 1700 with C19 and C20 alterations. Red brick, plain tile hipped roof with plastered coved eaves cornice probably replacing timber eaves cornice. The southern of a symmetrical pair of pavilions which framed the axial entry to the forecourt of Newbold Verdon Hall. The northern matching pavilion was demolished c.1965. Similar to the SW and NW pavilions, but not as high and longer single storey. In the north wall a central single window with upper part blocked and later window inserted below, 2 similar windows in the south wall, the right hand window completely and the left hand window partly blocked in brick. The west wall has large C20 cart entries at either end replacing earlier openings, a smaller C19 cart entry in the centre with boarded doors and a blocked opening above. A c. 1700 window partly blocked or infilled with a later window to either side of central entry. The west wall is blank except for a central inserted and blocked doorway. Unless altered all c.1700 windows retain rubbed brick flat arched heads. Internally four roof trusses and plaster ceiling with exposed stop chamfered principal beams. It forms part of an important group with the house and other pavilions in the forecourt.

Listing NGR: SK4427903758

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **188550**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Map

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CHURCH OF ST JAMES

CHURCH OF ST JAMES, MAIN STREET

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1115770**

Date first listed: **07-Nov-1966**

List Entry Name: **CHURCH OF ST JAMES**

Statutory Address 1: **CHURCH OF ST JAMES, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ST JAMES, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Leicestershire**

District: **Hinckley and Bosworth (District Authority)**

Parish: **Newbold Verdon**

National Grid Reference: **SK 44333 03786**

Details

NEWBOLD VERDON MAIN STREET SK 40 SW (North side) 5/35 Church of St. James 7.11.66

G.V. II

Parish Church. C12, C13, C15, 1899 rebuilding by H.C.Goddard of Leicester in a Gothic style, Tower heightened and spire added in 1960, by L.G.D.Ogden. Randomly coursed Mount Sorrel granite, sandstone ashlar dressings, shingled spire and plain tiled roofs. Western tower, nave, north aisle and chapel, chancel, south porch and vestry.

Tower with broach spire, chamfered offset to upper stage, the lower part may be of C12 date. The upper stage has plain 3 light opening to 3 sides, the spire has a raking 2 light dormer window to each main direction. In the north aisle is a reused 3 light stepped C13 lancet set within a round arch externally. In the north chapel east wall is a reused C15 3 light traceried window thought to be the former east window of the medieval church. All other fenestration dates from the 1899 rebuilding and comprises 2 light windows with ogee heads to the lights and flat headed stone surrounds to the aisle and pointed stone surrounds to the nave. The chancel east window is of 5 lights in a Perpendicular style. The south vestry off the chancel and south porch are both separately gabled and have pointed C19 doorways. Interior. The nave north arcade is of 5 bays with octagonal piers and arches having wave mouldings decorated with fleurons. C19 pointed and moulded chancel arch. Fittings: Font has plain octagonal bowl, possibly C13. All other fittings are C19 or later.

Listing NGR: SK4433303786

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **188546**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 24-Apr-2025 at 12:03:28.

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Appendix 7: Newbold Verdon Conservation Area Appraisal Map



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