

Delegated Report

Planning Ref: 25/00766/HOU & 25/00767/LBC

Applicant: Mr & Mrs M & C Taylor

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Dovecott Barn Ravenstone Farm Main Street

Proposal: Installation of four conservation style roof lights, demolition of the rear wall and a single storey rear extension.

1. Recommendations

1.1. Grant planning permission and listed building consent subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks planning permission and listed building consent for the installation of four roof lights and erection of a single storey extension to Dovecott Barn, Ravenstone Farm, Main Street, Higham on the Hill.
- 2.2. The proposed single-storey rear extension would project outwards from the existing rear elevation by 4.32 metres for a width of 5.53 metres. It would have a dual-pitched rear gable form with an eaves height of 1.95 metres and a ridge height of 4.46 metres. A set of three bi-fold doors with a glazed apex atop of would sit to the rear elevation, alongside a four-pane window to either side elevation.
- 2.3. Two conservation style roof lights would sit to the rear elevations existing roofline and two to the western side elevations existing roofline.
- 2.4. The proposed external materials are to correspond with those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The barn is a former agricultural building to Ravenstone Farm, 60 Main Street (a grade II listed building), and due to its location within the curtilage of the listed farmhouse it is to be treated as part of the listed building. The building has recently been converted to residential use in a sympathetic and appropriate manner which has ensured that its special architectural and historic interest has been retained. The building is located within the Higham on the Hill Conservation Area, and due to its historic and architectural interest it is considered to make a positive contribution to the character and appearance and thus significance of the conservation area

4. Relevant planning history

18/01131/LBC

- Fit five conservation roof lights - two to the southern roof elevation, one to the eastern roof elevation and two to the western roof elevation
- Listed Building Consent
- 16.01.2019

19/00528/HOU

- Installation of four conservation style roof lights
- Planning Permission
- 11.07.2019

19/00529/LBC

- Installation of four conservation style roof lights
- Listed Building Consent
- 11.07.2019

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. Following the publications no comments have been received.

6. Consultation

6.1. HBBC Conservation Officer:

Dovecott Barn originally formed part of Ravenstone Farm and has been converted sensitively which has ensured its rural character and appearance has been conserved and it continues to contribute to the significance of the farm as a curtilage listed building. This includes providing all accommodation within the original L-shaped footprint of the building without necessity to extend beyond it. This is common practice in barn conversions where the plan-form of the original building is maintained and not altered by having extensions beyond it; this is reflected within the guidance on converting agricultural buildings provided within the Council's Good Design Guide. This means the principle of extensions to converted barns can be difficult to establish but each development proposal should be judged on its own merits.

In my opinion due the siting of the proposed extension to the rear of the main barn range off the existing dining room on the southern elevation the linear form of the original barn would be continued and maintained. The extension would also be of a modest depth and scale so would be subservient to the main range of the building. The dual pitched roof of the extension would relate well to the barn's character and form. The extension would also be constructed of red brick and slate roof to match the construction materials of the main range and have fenestration detailing including vertical timber cladding below the timber framed window on the side elevation, which reflects such detailing on the wider barn building and would result in the extension having an appropriate appearance. The construction materials are considered to be appropriate and traditional in nature, and their use should be secured via an appropriately worded planning condition if these applications are approved.

The removal of a small section of brick wall to create the link from the main range into the proposed extension would result in a minimal loss only of original historic fabric of the curtilage listed building.

Two roof lights are proposed to be fitted to the single storey element of the building on the front side elevation facing into the internal courtyard of the former agricultural

complex. Two further lights are proposed to be fitted to the two storey element of the building on the rear elevation.

The lights are to be “conservation style” fitted flush to the roof plane and with a central glazing bar. The lights are to be located sensitively to ensure the elevations on which there are proposed to be installed will not be cluttered with openings and their size is considered reasonable as to not visually dominate each roof slope. The black frame as proposed is similar in colour to the existing dark natural slate roof covering and the flush fitting reduces the projection of the light ensuring that they sit comfortably on each roof slope. The glazing bar also breaks up the extent of the glazing. There will be some loss of the existing slate covering and roof structure for the installation of the roof lights; however, the extent of this loss is negligible and is not considered to be harmful to the significance of the building.

Due to the appropriate siting, scale, form and construction materials of the proposed extension, the appropriate details and location of the roof lights, the limited number proposed, and the negligible loss of historic fabric required for the installation of the roof lights and construction of the extension, it is considered that the proposal would not have an adverse impact on the listing building and it is compatible with its special interest and significance. The proposal will also preserve the character and appearance and thus significance of the Higham on the Hill Conservation Area. Therefore, the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duties of Sections 16, 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990. If these applications are approved, please note the request for an appropriately worded construction materials condition for the proposed extension.’

6.2. Historic England:

‘No comment.’

6.3. Higham on the Hill Parish Council:

- No comments have been received.

6.4. LCC Ecology:

‘No objection (for recommended conditions or informatives- see below)

REASON FOR RECOMMENDATION:

- Information has now been provided to justify why the survey effort was appropriate which we find acceptable. • As the proposed works is close to a maternity roost, to ensure that the works is lawful, the works should be conducted outside the survey season as suggested on page 9 of the Updated Preliminary Bat Roost Assessment and Bird Survey (S.C Smith, Oct 2025).

ANY RECOMMENDED CONDITIONS TO BE APPLIED:

- Prior to the commencement of works, a Method Statement is required to be submitted to the LPA for review. The method statement is to include the responsible person overseeing sensitive works and timing of works to avoid harm to roosting bats & nesting birds.

ANY RECOMMENDED INFORMATIVES TO BE APPLIED:

- All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are

observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.'

7. Policy

7.1. Core Strategy (2009)

- Policy 12: Rural Villages

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.3. National Planning Policies and Guidance

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

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

8. Appraisal

8.1. Notwithstanding the countryside location outside of any settlement boundary, extensions and alterations to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building, and its setting
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon ecology

Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building, its setting

8.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses. Section 66 of the Act places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses. Section 72 of the Act places a general duty in the exercise of planning functions stating that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

- 8.3 Section 16 of the NPPF provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.4 The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.
- 8.5 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment including listed buildings and heritage assets. The policies seek to ensure that all proposals for the extension or alteration of listed buildings and development within their setting shall only be permitted where it is demonstrated that they are compatible with the significance of the building to ensure that the significance of a listed building and its setting is preserved and enhanced.
- 8.6 Dovecott Barn originally formed part of Ravenstone Farm and has been converted sensitively which has ensured its rural character and appearance has been conserved and it continues to contribute to the significance of the farm as a curtilage listed building.
- 8.7 The Councils Good Design Guide states that *'It is usually not appropriate to extend an agricultural building or add new buildings in its curtilage. These risks losing the simple historic form of the building, and its own status as an ancillary outbuilding. External elements such as septic tanks, storage, or garages, should in the first instance be planned within existing smaller outbuildings.*
- In certain circumstances, however, a very high-quality addition or extension might be appropriate. This can reduce in some case the need to subdivide the main historic space. These extensions or additions should generally be simple, unobtrusive, and respect the plan-form of the building and group layout.*
- Where appropriate, key considerations include:*
- *Scale: it should be subordinate.*
 - *Siting: it should in no way impact the spatial relationship of the farmstead, and is usually most appropriate for structures not already part of a clustered formal group.*
 - *Orientation: many barns are orientated away from the road.*
 - *Form: standard domestic add-ons, for example, such as conservatories or porches are not appropriate.*
 - *Method of connection: particular consideration should be given to how the extension joins the existing building. In certain contexts, it might be appropriate to construct a high-quality separate building and link it to the main agricultural property via a lightweight link (for example using steel and glass). This protects the simple historic building envelope.'*
- 8.8 Due to the siting of the proposed extension to the rear of the main barn range off the existing dining room on the southern elevation the linear form of the original barn would be continued and maintained. The extension would also be of a modest depth and scale so would be subservient to the main range of the building. The dual pitched roof of the extension would relate well to the barn's character and form. The extension would also be constructed of red brick and slate roof to match the construction materials of the main range and have fenestration detailing including vertical timber

cladding below the timber framed window on the side elevation, which reflects such detailing on the wider barn building and would result in the extension having an appropriate appearance. The construction materials are considered to be appropriate and traditional in nature.

- 8.9 The removal of a small section of brick wall to create the link from the main range into the proposed extension would result in a minimal loss only of original historic fabric of the curtilage listed building.
- 8.10 Two roof lights are proposed to be fitted to the single storey element of the building on the front side elevation facing into the internal courtyard of the former agricultural complex. Two further lights are proposed to be fitted to the two storey element of the building on the rear elevation.
- 8.11 The lights are to be “conservation style” fitted flush to the roof plane and with a central glazing bar. The lights are to be located sensitively to ensure the elevations on which there are proposed to be installed will not be cluttered with openings and their size is considered reasonable as to not visually dominate each roof slope. The black frame as proposed is similar in colour to the existing dark natural slate roof covering and the flush fitting reduces the projection of the light ensuring that they sit comfortably on each roof slope. The glazing bar also breaks up the extent of the glazing. There will be some loss of the existing slate covering and roof structure for the installation of the roof lights; however, the extent of this loss is negligible and is not considered to be harmful to the significance of the building.
- 8.12 Due to the appropriate siting, scale, form and construction materials of the proposed extension, the appropriate details and location of the roof lights, the limited number proposed, and the negligible loss of historic fabric required for the installation of the roof lights and construction of the extension, it is considered that the proposal would not have an adverse impact on the listing building and it is compatible with its special interest and significance. The proposal will also preserve the character and appearance and thus significance of the Higham on the Hill Conservation Area. Therefore, the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duties of Sections 16, 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990. If these applications are approved, please note the request for an appropriately worded construction materials condition for the proposed extension.

Design and impact upon the character of the area and the countryside

- 8.13 Policy DM4 of the SADMP allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.
- 8.14 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.
- 8.15 The proposed works would be considerably minor and predominantly screened from the street scene bearing no adverse impacts upon the character of the area or the intrinsic value, beauty, open character and landscape character of its countryside location. The impact upon the historic agricultural form of the dwelling has been assessed in detail within the above section.

- 8.16 By virtue of the above the proposal would comply with Policies DM4 and DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.17 Policy DM10 of the SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.18 The proposed single-storey extension would be situated a substantial 18.52 metres away from the neighbouring dwelling to the west, 58B Main Street. A window is proposed to the immediate elevation, but alongside the separation distance this would be screened by the existing boundary treatments in place ensuring that the residential amenity of no.58B is retained
- 8.19 The proposed extension would abut the eastern shared boundary. The immediate building, however, accommodates stables associated with agricultural unit Elms Farm, with the residential units being situated 26.78 metres to the east of.
- 8.20 By virtue of the proposal would be in accordance with Policy DM10 of the SADMP.

Impact upon ecology

- 8.21 Policy DM6 of the SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:

- e) The need and benefits of the development in that location clearly
- f) It has been adequately demonstrated that the irreplaceable habitat
- g) Appropriate compensation measures are provided on site wherever possible and off site where this not is feasible.

If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

- 8.22 In reference to Paragraph 99 of Part IV of the ODPM Circular 06/2005 *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may have not been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances."*
- 8.23 The site is sited within a rural area leading out into the wider agricultural habitat and nearby a watercourse, providing suitable foraging habitat and good connectivity routes for bats and within a Great Crested Newt constraint. The works involve extensive alterations (but is not limited to) the roof, roof void, roof line, soffits and tiles of the existing dwelling which provide potential access and suitability for

roosting bats. The submission of a Preliminary Roost Assessment (PRA) was therefore considered necessary.

- 8.24 LCC Ecology have reviewed the submitted evidence and have confirmed that they are satisfied that the proposed works will protect the protected wildlife species and their habitats that are known to exist on site subject to a method statement condition being imposed alongside a bat informative.
- 8.25 By virtue of the above, subject to conditions, the development would accord with Policy DM6 of the SADMP and Paragraph 99 of Part IV of the ODPM Circular 06/2005.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
 - (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion

- 8.2. The proposed development is for extensions and alterations to existing domestic property. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or countryside, the neighbouring amenity of occupants surrounding the application site and would preserve the special architectural and historic interest and therefore significance of the grade II listed building, Ravenstone Farm, 60 Main Street. It would further not have an adverse impact upon ecology.
- 10.2 On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM4, DM6, DM10, DM11 and DM12 of the SADMP, Section 16 of the NPPF, the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission and listed building consent subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons (HOU)

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

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

2. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 12th August 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overall principles of the NPPF.

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

- Block, Site Location Plan, Drg No. 326 PL-01
 - Proposed Floor Plan, Drg No. 326 PL-04
 - Proposed Elevations, Drg No. 326 PL-05A
- as received by the Local Planning Authority on the 12th August 2025.

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

4. No development shall commence until a bat and nesting bird Method Statement has been submitted to and approved in writing by the Local Planning Authority. The method statement should include the responsible person overseeing sensitive works and timing of works to avoid harm to roosting bats and nesting birds.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overall principles of the NPPF.

11.3 Conditions and Reasons (LBC)

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 12th August 2025.

Reason: To preserve the special interest of the building in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Block, Site Location Plan, Drg No. 326 PL-01
 - Proposed Floor Plan, Drg No. 326 PL-04
 - Proposed Elevations, Drg No. 326 PL-05A
- as received by the Local Planning Authority on the 12th August 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.4 Notes to applicant

- a.) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
- b.) All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.
- c.) As the proposed works is close to a maternity roost, to ensure that the works is lawful, the works should be conducted outside the survey season as suggested on page 9 of the Updated Preliminary Bat Roost Assessment and Bird Survey (S.C Smith, Oct 2025).