

Conservation Officer (Mr Paul Grundy) comments for: 23/00473/HOU

Proposal: Single storey extension and alterations to dwelling

Site: 163 The Park, Market Bosworth

Date Submitted: 12/07/2023

This application seeks permission for a single storey extension and alterations to 163 The Park which is a grade II listed building. The listed building and application site is also located within the Market Bosworth Conservation Area.

A separate application for listed building consent (references: 23/00474/LBC) for the external and internal alterations to 163 The Park and has also been submitted and for which I have separately provided comments assessing the impact upon the listed building.

Site context and significance

163 The Park is a building of special architectural and historic interest sited at the end of a ribbon of development forming the eastern entrance to the settlement of Market Bosworth and its associated conservation area.

The listed building entry (National Heritage List England (NHLE) ref 1074288) identifies 163 The Park as "House, or lodge to Bosworth Park, circa 1890 in a neo-Dutch style. Brick with stone dressings and slate roof. Square in plan, symmetrical about each axis, each elevation comprising an ornate Dutch gable. Doorway in bolection moulded architrave flanked by 4-light stone mullioned and transomed window, and capped by one also, above a cartouche of stone with scrolled volutes. Side elevations each also contain 4-light mullioned and transomed windows. Hipped roof rises to central stack with terracotta panels and stone decorative bands. Stone modillion eaves cornice."

The Market Bosworth Conservation Area was designated in 1974 and subsequently extended in 2014 in recognition of the special historic and architectural interest of the area. The Market Bosworth Conservation Area Appraisal (MBCAA) (2014) identifies that a key aspect of the historic significance and character of Market Bosworth is how its development has been influenced by its location as a ridge top settlement, its agricultural economy and the strong manorial tradition based on Bosworth Hall within its parkland setting. The application site forms a key component of the setting of the area to the east of the conservation area, with the listed Lodge marking the beginning of the village development which is very tightly restricted to the north side of the road.

The MBCAA identifies that there are important views of each elevation of the Lodge which can be seen on both entering and leaving the village. From the west, the view of the Lodge has been carefully preserved by the retention a large garden at the side of the property. The garden also extends to the front of the property where its front elevation can be fully appreciated over a hedgerow and metal railings. The Lodge does mark the entrance to the village and conservation area when approaching from the east, although views are slightly more restricted to the upper floors and roofscape due to the presence of some vegetation. On this approach the flat roofed garage located just to the north of the Lodge is a rather incongruous presence within its setting, which is in contrast to the splendid avenue of mature trees which extended westwards on both sides of The Park from the Lodge. A rather unsympathetic

conservatory has also been added to the rear elevation of the Lodge during the latter half of the 20th century.

When first constructed the Lodge was isolated but has subsequently been brought closer to the settlement through the construction of the 20th century ribbon development along the north of The Park. However, despite this, the Lodge remains sited in a spacious plot with well-maintained garden to the side, front and rear which allows for some appreciation of its previous historic function and more isolated nature.

Due to its special architectural and historic interest of 163 The Park and the character of the plot within which it is sited it is considered that the application site makes a positive contribution to the significance of the conservation area.

Local and national policies and guidance

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16 of the National Planning Policy Framework (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.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Policy DM12 requires all development proposals to accord with Policy DM10: Development and Design.

General conservation area guidance is provided within the MBCAA including:

- The identification of prevalent and traditional building materials
- Factors having a negative influence on the conservation area
- Means of the enhancement of the character and appearance of the conservation area which can be defined as the reinforcement of those special qualities that originally warranted designation.

The Market Bosworth Neighbourhood Plan has the objective of ensuring that development respects the character of Market Bosworth including the application of Policy CE1 Character and Environment for all new development.

A heritage statement with impact assessment has been submitted as part of the proposals which describes the significance of the listed building and conservation area and provides an overview of the impact of the proposal upon affected heritage assets. The level of detail within this statement is considered sufficient and

proportionate and therefore the requirements of paragraph 194 of the NPPF and the relevant sections of DM11 of the SADMP have been met.

The proposal

It is proposed to erect a single storey extension offset to the rear and to the side (set back) from the listed building.

The existing conservatory is to be removed and replaced with a small lightweight glazed link linking the main house to the extension. The extension is proposed to have a flat roof form and is separated into three bays divided by feature stone walls. The central bay is fully glazed, with the side bays glazed to the northern garden elevation and finished in brick to the southern garden (front) elevation). A patio area is proposed around the perimeter of the extension and the existing small patio area to the rear of the house would be retained.

Alterations to the listed building include the removal of the conservatory extension (as identified above), blocking up a new between the proposed study and utility room (currently sitting room and kitchen), closing up the door and opening up the window to form a doorway between the utility room and new glazed link (currently kitchen and conservatory), and the erection of a stud wall to create a WC within the proposed utility room.

The site plan and landscape and boundary treatments plan confirms the retention hedgerow vegetation along the western, southern and eastern boundaries, retention of the mature tree adjacent to the garage, retention of timber post and rail and iron fencing around the perimeter, and replacement of the existing coniferous hedgerow within the garden to the side of the building proposed to be replaced with a native species beech hedgerow to be maintained at a height of 2m.

Impact upon the significance of heritage assets

Demolition

Following the removal of the conservatory structure the original rear wall of the Lodge would be revealed and this would be readable and discernible through the proposed glazed link to the extension. The conservatory is of an uncharacteristic appearance and has no merit in terms of historical significance so its proposed removal would have a minor positive impact on the significance of the listed building and its setting and the character and appearance of the conservation area.

Works to listed building

The closing off of the doorway in between the proposed study and utility will restore the historic floor plan and circulation route within the listed building, and consequently will enhance its overall significance. The blocking up of the door and opening up of the window from the utility to the glazed link would involve retention of the fenestration surrounds so the presence of these previous openings would remain discernible, ensuring the impact from these changes would be neutral. The alterations to create a WC within the proposed utility room can be considered as neutral, with no loss of historic fabric and no material impact on the floor plan of the house.

Extension

The proposed glazed link would be a relatively modest, small scale and contemporarily styled structure that will not affect any historic fabric or architectural features and will not materially harm the character or appearance of the existing house and its setting.

The extension is offset from the rear elevation of the listed building and extends to the side of the building, so consideration has been given to its siting and in this position the extension retains the important uninterrupted views of the building's principal and side elevations from The Park that contribute to the significance of the listed building and Market Bosworth Conservation Area.

A largely contemporary approach to the overall design of the extension has been taken and the resulting design provides a low profile building with a simple appearance to provide a distinct contrast that does not compete with the architectural style of the principal listed building. Despite the contemporary form and appearance of the extension the feature stone walls and brick front walls are to be matched to and complement the listed building. Details have been provided confirming the use of a reclaimed red brick (Manchester pre-war) and limestone (Stamford Stone Clipsham Bidwell Cream Sawn) for the more traditionally styled facing walls and a single ply membrane roof and aluminium framed black satin windows and doors for the more contemporary styled elements of the approved extension. In my opinion the sourced materials are appropriate ensuring that the development would have a satisfactory external appearance and preserve and enhance the significance of the listed building and the Market Bosworth Conservation Area.

It is considered that whilst the extension has a larger ground plan than the main building, its relative scale and its comparatively narrow width and staggered floor plan (which helps to visually and physically break up the built volume of the extension) will ensure that the extension will sit comfortably alongside the principal listed building. Whilst setting the extension back from the rear elevation of the principal building, together with the screening that will be afforded by a new native species hedge to be planted to the front of the extension, the proposed extension will have a largely neutral effect on the listed building's general surroundings. In particular the proposed extension will retain the front garden and important views of the west elevation of the listed building that are considered important to its setting and significance and will not affect the views or relative prominence of the listed building on the approach into Market Bosworth from the east. It is therefore considered that the proposed development will preserve the key elements of the building's spacious surroundings that contribute to its setting and the character and appearance of the conservation area.

Due to the reasons set out above, it is considered that the scale, layout, density, mass, appearance and construction materials of the proposed extension would be appropriate.

Summary

It is considered that the removal of the unsympathetic conservatory attached to the listed building 163 The Park and removal of the incongruous garage within its immediate setting, and the implementation of a number of minor but sympathetic alterations to the building will preserve and enhance its special architectural and historic interest. The proposed design of the extension is considered appropriate and it will sit comfortably alongside the listed building whilst preserving the key elements of the listed building's spacious surroundings that contribute to its setting and the character and appearance of the Market Bosworth Conservation Area.

The proposal would therefore preserve the significance of the Market Bosworth Conservation Area and be compatible with the significance of the grade II listed building 163 The Park and its setting, so consequently it complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duties of Sections 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A full assessment against the policies contained within the Market Bosworth Neighbourhood Plan is left to the decision-taker.