

Conservation Officer (Mr Paul Grundy) comments for: 23/00474/LBC

Proposal: Extension and alterations to listed building

Site: 163 The Park, Market Bosworth

Date Submitted: 12/07/2023

This application seeks listed building consent for a single storey extension and alterations to 163 The Park which is a grade II listed building.

A separate application for planning permission (reference 23/00473/HOU) for the extension and alterations to 163 The Park and has also been submitted and for which I have separately provided comments assessing their impact upon designated heritage assets.

Site context and significance of affected heritage assets

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 building was once more isolated, being constructed as a house or lodge to Bosworth Park at the end of the 19th century.

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."

Internally on the ground floor the original principle building is currently divided into three rooms with a simple plan. There is a basement lined with brick walls with small access door. A rather unsympathetic conservatory has also been added to the rear elevation of the Lodge during the latter half of the 20th century; this structure is considered to detract from the significance of the building.

Relevant Acts, National and Local Policies and Guidance

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 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.

A heritage statement with impact assessment has been submitted as part of the proposals which describes the significance of the listed building 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.

Impact upon affected heritage assets and summary

Proposed works include removal of the existing conservatory and replacing it with a small lightweight glazed link linking the main house to the proposed extension which is to the rear and side of the listed building. Further proposed alterations 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.

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 has no merit in terms of historical significance so its removal will have a positive impact on the significance of the 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.

It is considered that the removal of the unsympathetic conservatory attached to the listed building and the implementation of a number of minor but sympathetic alterations to the building will preserve and enhance its special architectural and historic interest. For these above reasons it is considered that the proposal is compatible with the significance of the grade II listed building known as 163 The Park and the proposal therefore complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.