

Conservation Officer comments for: 26/00707/HOU**Proposal: Removal of existing garden chalet and erection of single storey annexe****Site: Concordia 40 Hollycroft, Hinckley****Date Submitted: 02/10/2026****Site context and significance**

This proposal seeks planning permission for the erection of a detached single storey annex building to the rear of 40 Hollycroft.

The application site is located within the Hollycroft Conservation Area and comprises of a modern dwelling (dating from the early 21st century) fronting onto Hollycroft with a chalet located within the rear of the garden. Due to the presence of the dwelling the chalet is not visible from the conservation area street scene when positioned on Hollycroft. However, due to the raised levels of the rear garden and gaps in built form the upper section of the chalet is currently visible when looking south-east from Stanley Road when entering the conservation area.

The special interest of the Hollycroft Conservation Area is defined by Hollycroft Park and surrounding inter-war period development of high architectural quality. The property 40 Hollycroft is a modern dwelling of no special historic or architectural interest but its form and design does reflect the traditional characteristics of an inter-war dwelling and as such it is considered to be a neutral element of the conservation area. The chalet within the rear garden is a simple structure of small scale and functional appearance. Whilst there is limited visibility of the upper section of the chalet from Stanley Road this has a negligible impact upon the character of the area and so the chalet is also considered to be a neutral element of the conservation area. The majority of the inter-war development within the conservation area is sited on generously sized plots, so ancillary buildings of varying scale, form and construction materials are a common feature within the conservation area.

Relevant Acts, National and Local Policies and Guidance

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on the local planning authority 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.

Chapter 20 of the National Planning Policy Framework (NPPF) (2026) provides the national policy on conserving and enhancing the historic environment. Policies HE4, HE5 and HE6 of the NPPF require substantial weight to be given to the conservation of a designated heritage asset 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.

Policy HE9 of the NPPF provides guidance on conservation areas and (of relevance to this proposal) states that:

HE9 (1): Development proposals within or affecting the significance of conservation areas should:

- a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
- b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development

HE9 (3): Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

Also of relevance is Chapter 14 of the NPPF (2026) which provides the national policy on achieving well-designed places. Policy DP3 provides the key-principles for well-designed places in decision-making with paragraph 1 stating:

Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. All development proposals should ensure the significance of a conservation area is preserved and enhanced.

The proposal and its impact upon the significance of the conservation area

The proposal is to replace the chalet with a detached single storey outbuilding to be used as an annex. The building would have a rectangular plan form with a dual pitched roof with gables to the side elevations. It would be constructed of red brick for the facing walls and slate for the roof to match the prevalent construction materials in the area. Fenestration would be simple casements and sliding doors of a UPVC frame material, all set under soldier course arches.

Whilst the annex would have a larger footprint and height at the eaves compared to the chalet in my opinion it would remain relatively modest in scale and be subservient to the main dwelling. The construction materials for the facing walls and roof are appropriate in principle and aligned within its simple form would provide it with an appropriate character and appearance that would be reflective of a traditional outbuilding within the conservation area. Whilst there would be some visibility of the upper section of the side gable wall of the annex from Stanley Road, due to its appropriate materials and form the outbuilding would not be viewed as incongruous or harmful to the character and appearance of the area from this position.

Summary

In my opinion the proposed annex is of an appropriate scale, siting and form and the construction materials for the annex are appropriate in principle (details of which could be secured via a planning condition). For these reasons it is considered that the proposal would preserve the heritage significance of the Hollycroft Conservation Area so consequently it complies with Policies DM11 and DM12 of SADMP, Chapter 20 of the NPPF and the

statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

To ensure that the development has a satisfactory appearance and that the heritage significance of the conservation area is preserved, please note the requirement for a planning condition (with a suitable trigger point) to provide details for approval concerning:

- Construction materials for the development