

**HERITAGE STATEMENT**

**Proposed Alterations**

The Tack Room, CartShed, Help Out Mill, Shackerstone, Leicestershire

Client Name: Mr and Mrs K. Garnett

Job Number: 25.4556 Rev. B

Date of Issue: October 2025

Site Address: The Tack Room, CartShed, Help Out Mill, Shackerstone,  
Leicestershire

Local Authority: Hinckley and Bosworth Borough Council

Prepared by: David Granger Architectural Design Ltd

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## **1.0 – Introduction**

This Heritage Statement has been prepared to support the Listed Building Consent application for the proposed alterations to The Tack Room, Cartshed, and Courtyard Office at Help Out Mill on Heather Road, Shackerstone, Leicestershire Nuneaton CV13 0BT, United Kingdom. In this Statement the whole site will be referred to simply as “The Tack Rooms”.

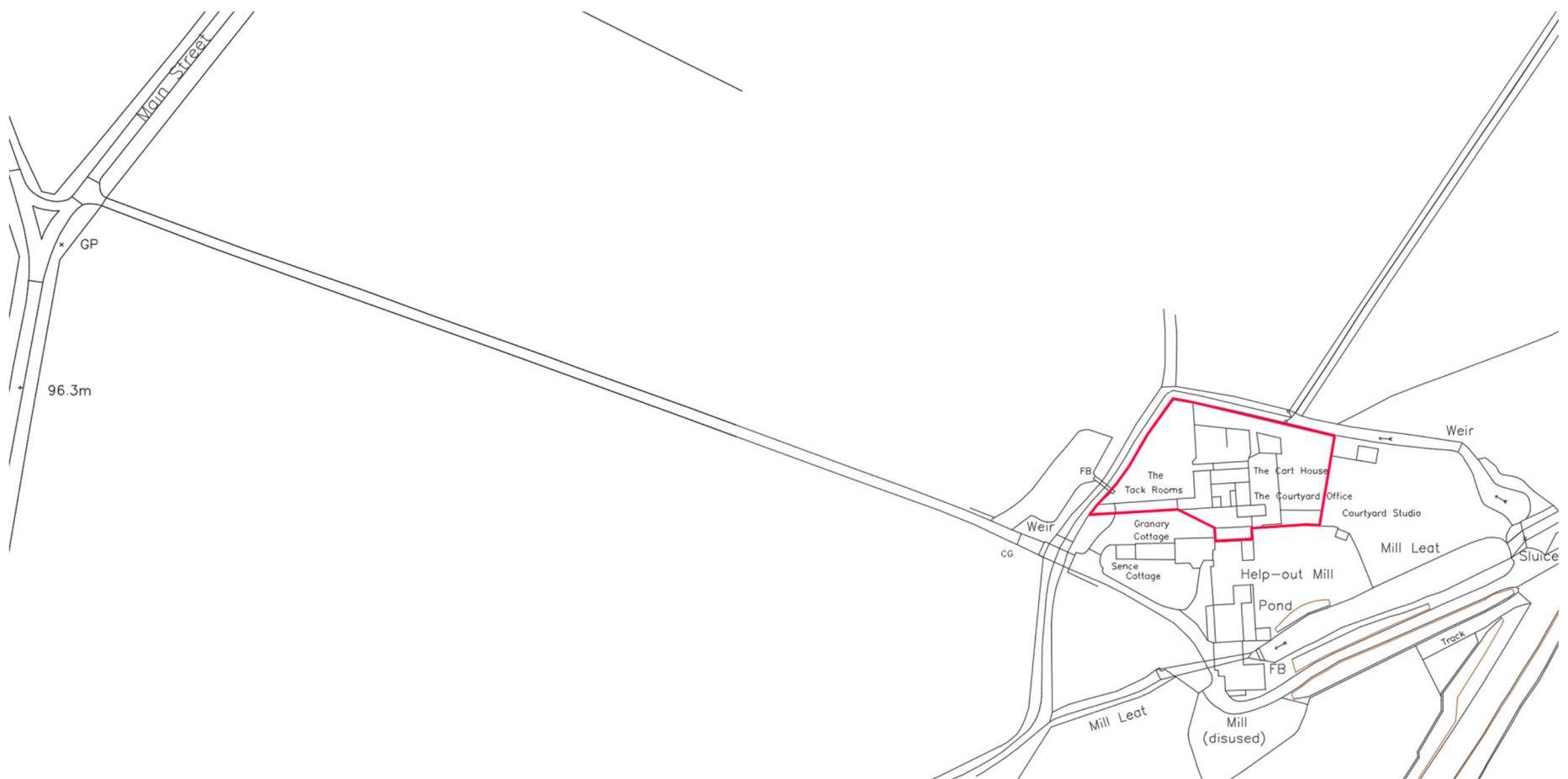
David Granger Architectural Design Ltd. is committed to quality design. The Heritage statement presented here is to supplement the planning application in respect of the aforementioned site in line with government planning guidance and demonstrates the processes we at David Granger Architectural Design Ltd. have followed in arriving at a scheme which, in our opinion, fits into its surroundings, helps to improve the built environment and makes a positive contribution to the village and its conservation area setting.

The scheme has been designed with regard to the policies and proposals of the development plan and current national and local planning policy guidance.

## 2.0 – Area and Site Description

Shackerstone is a village and civil parish in the Hinckley and Bosworth district of Leicestershire, it is situated on the Ashby-de-la-Zouch Canal and the River Sense between Snarestone, Congerstone and Barton in the Beans. According to the 2001 census the parish, which also includes the village of Barton in the Beans, had a population of 811, including Odstone which had risen to 921 at the 2011 census.

The site lies 1 mile to the North of the village, accessed via Main Street. It forms part of the former Help-Out Mill complex, located in open countryside adjacent to the River Sense and surrounded by farmland and mature trees. The property lies outside the Shackerstone Conservation Area.



## 2.1 – Photos of Existing Dwelling



### **3.0 – Assessment of Heritage Assets**

The Tack Rooms form part of the historic complex of *Help Out Mill*, a Grade II\* listed former water-powered corn mill located on the outskirts of Shackerstone.

The site lies outside the Shackerstone Conservation Area. Situated about a mile to the north, Help Out Mill had a long and notable history with evidence of milling on this site dated back over several centuries until 1972. The Georgian House reflects the mill's 18 and 19<sup>th</sup> century expansion and prosperity latterly under the Timms family, who ceased milling in 1972 and sold off the entire group of buildings on the site.

Set alongside the river Sence, the complex consists of the Georgian Mill House, the adjoining mill (disused since 1972) and granary. In addition, and approached by a separate lane to the left (north), are:

- A terrace of three buildings, consisting of two cottages and the original granary, the latter having been converted into a restaurant which traded for over 20 years and which has now been converted into a third cottage.
- The land and buildings which are the subject of the present application (the Tack Rooms), and which lie further to the north, across the parking area. The existing building on the Tack Rooms site consist of the former bothy, haybarn, pig pens and chicken sheds. Pursuant to planning permissions 04/01507/FUL and 04/01508/LBC these were converted into a single structure, divided into three dwellings, between 2004 and 2009. Pursuant to Application No. 25/00185/CLE, a certificate of existing lawful development was granted regularising the additional development, alterations, and conversions relating to the above two planning permissions.

The Georgian mill house is a distinguished building sitting alongside the listed Mill and Granary. It retains a classic Georgian façade and many original features, while the Mill remains largely intact, housing a rare and near-complete set of historic milling machinery.

As seen above, the buildings which are the subject of this planning application are a collection of former disused buildings and animal sheds converted in between 2004 and 2009. They face away from the Mill House, Mill and Granary and are visibly shielded from them by a barn. Nevertheless, the buildings lie within the curtilage of listed buildings and are therefore considered a curtilage-listed structure.

The Tack Rooms are built round three sides of a square. At one end is the former haybarn / bothy which has a first-floor bedroom, bathroom and storage. The remainder of the buildings are all ground floor with gardens to the three sides facing the river and the edge of the former Mill House complex. In the other direction, the buildings face the three cottages and open sided barn. These form a barrier between the buildings and the Mill House, Mill and Granary.



Below is the official listing taken from Historic England:

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1188178

Date first listed: 10-Jan-1973

List Entry Name: Help Out Mill

Statutory Address: Help Out Mill, Heather Road

The building is built of brick under a slate roof with simple vernacular detailing that complements the wider vernacular and maintains the rural characteristic shaped by the small river and open landscape. The garden land runs round three sides of the property and contains a fishpond created by the previous owner.

No external additions are proposed and the building retains the same footprint as the existing structure. Additional windows are proposed which are in the same style as the existing and face the garden land of the Tack Rooms. No additional external doors are proposed and one existing doorway is to be closed up.

There are a few listed buildings in Shackerstone but the nearest listed building is Tivey's Farmhouse, a Grade II farmhouse located approximately 400 metres to the south. Due to the distance and intervening landscape, the proposals would have no effect on its setting or significance.

## **4.0 – Planning Policy Context**

Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990 defines Conservation Areas as 'areas of special or architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and section 72 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area when carrying out its planning functions.

In addition, section 66 of the act requires local planning authorities to have regard to the desirability of preserving the setting of listed buildings.

### **NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)**

The National Planning Policy Framework was published in March 2012 with the latest revision being in February 2025. It outlines the government's planning policies for England. It identifies sustainable development as the very principle underpinning planning and highlights that there are three dimensions to sustainable development; economic, social and environmental.

The main section of the NPPF that needs to be considered for Planning Policy in this instance is Section 16, which is over pages 59-62 and is titled Conserving and enhancing the historic environment. Includes paragraphs 202-221.

A particularly important paragraph of this is 203, which says plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

In addition to paragraph 203, paragraph 207 gives guidance for how an applicant should describe the significance of the heritage assets in regards to determining applications paragraph 210 helps give guidance on this to the local authority in regards to assessing the proposals and their impact on the historical aspects of the building.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states at section 66 in considering whether to grant planning permission 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. Section 72 states in respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## **4.1 – Local Planning Policy Context**

Hinckley and Bosworth Borough Council have produced their own Site Allocations and Development Management Policies DPD which was adopted in July 2016.

The following policies are the most relevant to the application:

### **DM11 - Protecting and Enhancing the Historic Environment**

The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated 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: setting; and a) An understanding of the significance of the heritage asset and its 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.

### **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: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy. All development proposals will need to accord with Policy DM10: Development and Design.

## **4.2 – Planning History**

As set out above the application site has had multiple previous planning applications:

- Planning and listed building consent was granted on 12<sup>th</sup> May 2005 (04/01507/FUL and 04/01508/LBC) to convert the then-existing buildings into a single structure, divided into three dwellings.
- Most recently, a certificate of existing lawful development was granted on 12<sup>th</sup> May 2025 (Ref. 25/00185/CLE), regularising the alterations, and conversions which had been made relating to the above two planning permissions.

## **5.0 – Proposals**

This is an application for minor alterations to The Cart Sheds, part of the former Help-Out Mill complex in Shackerstone. The alterations proposed are required to allow the dwelling to be used as one.

The proposals involve internal reconfiguration of the existing floor plan to provide defined living spaces, including additional bedrooms, an office, and a shower room. Externally, a small number of new and altered window openings are proposed to improve natural light and access. One existing door opening will be closed up.

The works are modest in scale and designed to complement the existing building, utilising materials and detailing consistent with the original fabric to preserve the character and appearance of the property.

Given the nature of the proposals and the separation from the remainder of the significant buildings on this site, Tivey's Farm and the Shackerstone Conservation area there will be no impact or harm to the significance or setting of any heritage asset.

The proposed redevelopment will reduce traffic coming onto the development as it will become a single family dwelling and will have no impact on the main Mill House, Mill and Granary further to the south.

## 5.1 – Proposed Elevations of Dwelling



## 5.1 – Proposed Elevations of Dwelling



Proposed Rear Elevation

Scale 1:50



Proposed Side Elevation

Scale 1:50



Proposed Internal Side Elevation

Scale 1:50



## **6.0 – Impact on Heritage Assets**

NPPF paragraph 207-211 titled 'proposals affecting heritage assets', highlights considerations that should be given to the information that is required as part of a planning application. Consideration has been given to this section of the NPPF by consultation with the relevant historical documents to understand the conservation area and also other listed heritage assets and unlisted buildings of architectural interest nearby. The guidance suggests a pre-application advice submission to the local authority. This was completed and a response received on 28<sup>th</sup> July 2025 (P/25/0805/2).

As identified, The Cart Shed forms part of the former Help-Out Mill complex, a Grade II\* listed site of significant historic value. The building has been converted and adapted in the past, and the current proposals continue this pattern of sensitive change while preserving its character and contribution to the wider mill group.

The works comprise minor internal alterations and a small number of new or adjusted openings. These changes are modest in scale and carefully positioned to respect the existing form and proportions of the building. The proposals will enhance the building's usability and natural light without altering its overall massing, roofline, or relationship to the surrounding landscape.

Externally, materials and detailing will match or closely reflect the existing brickwork, joinery and roof finishes, ensuring that the development remains sympathetic to the original fabric. The proposals will therefore have a negligible impact on the significance of the curtilage-listed structure and no impact on the wider setting of the Help-Out Mill complex of buildings.

## **7.0 – Pre-Application Advice**

Pre-Application advice was sought regarding this scheme. The proposed scheme has been amended to suit the comments received from Peter Anderson.

In response to the pre-application advice, a number of amendments have been made to ensure the proposals are more sympathetic to the character and significance of the heritage asset. The previously proposed rear extension has been omitted, as it was identified as considerably increasing the depth of the affected range and departing from the traditional form of the building. Similarly, the earlier design incorporating three gables has been removed to avoid a convoluted and uncharacteristic appearance. The proposals now retain the existing building envelope, focusing solely on internal reconfiguration and minor external alterations, including the introduction of a small number of additional windows to improve natural light.

## **8.0 – Conclusion**

In accordance with Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, we have found through identification of the significance of the designated Heritage Assets (Conservation Area and Listed Buildings) that the proposals will not affect the setting of the Heritage Assets.

The proposals have been carefully designed to respect the historic fabric and character of the listed complex. No external alterations of substance are proposed, and the works will use materials and detailing consistent with the existing building.

Given the nature of the proposals and the building's separation from other designated heritage assets, including Tivey's Farmhouse and the Shackerstone Conservation Area, the development will result in no harm to the significance or setting of any heritage asset.

On this basis, it is considered that the proposals would preserve the buildings character and appearance of the listed building and its setting, resulting in no undue harm to its significance. Accordingly, we believe that planning permission should be granted.



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