Denise Stone

From: planning@hinckley-bosworth.gov.uk
Posted At: 11 September 2009 18:28
Conversation: ConsulteeAccess for Planning - Application Comments (09/00551/FUL)
Posted To: Planning Application Comments

Subject: ConsulteeAccess for Planning - Application Comments (09/00551/FUL)

ConsulteeAccess for Planning - Application Comments (09/00551/FUL)

"conservation" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

Comments were submitted at 11/09/2009 18:27:52 from IP 192.168.0.3.

Application Summary

Application Number:
09/00551/FUL

Address:
Land Rear Of
106 Main Street
Markfield
Leicestershire

Proposal:
ERECTION OF FOUR FLATS WITH ASSOCIATED PARKING AND ACCESS.

Case Officer:
Sarah Humphries

Customer Details

Name:
conservation

Address:
HBBC

Postcode:

Email:

Phone Number:

Comments

Submission Type:

Comments:
My comments regarding this application are:

The Nook is a narrow lane within the Markfield Conservation Area. A significant part of its character is derived from the narrowness and enclosed nature of the road, created by the siting of properties on the back edge of the highway. The stone wall

adds to this narrow enclosed feeling and forms a strong feature within The Nook itself. The relocation of the wall, and its reduced height as proposed by the application, would severely harm the special character of The Nook by opening up the highway and permitting a vast are of hard surfacing to be seen. This will severely reduce the dominance of this feature.

Stone from the quarry has been used throughout the village to construct cottages and boundary walls and an important example forms one side of the Nook. The 1886 OS plan shows that at that time it historically linked the Nook's entrance from Main Street with The George public house. Most of this wall is still in existence.

The character of Markfield Conservation Area also derives from buildings having a direct relationship with the highway. Where gables do face on to the highway they are feature buildings such as The Old Rectory or the Methodist Chapel.
The proposed siting of the proposed building within the plot, with the plain gable facing The Nook, is out of character with the rest of the properties within the lane, which are sited broadside to the Highway.

The relationship of the proposed building to the ground is also out of character with traditional buildings in the conservation area. Properties through out the designated area have ground floors close to or at ground level. Steeply falling sites have traditionally been accommodated by stepping blocks. This has produced simple uncomplicated buildings with flat frontages which are an important part of the character of the area and particularly in The Nook.

The two flat roofed dormer windows proposed on the north-west elevation with a catslide style roof situated between them are not characteristic features which occur in the area. It is unusual to find dormers on the street elevations. The partial roof windows on the property at the entrance to The Nook are modern additions and are out of character. They highlight the importance of following traditional details in confined areas.

The proposed development ignores all these features which are characteristic of the conservation area. The design has produced an alien form which would have a major detrimental impact on this important street in the conservation area

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