

Delegated Report

Planning Ref: 26/00494/LBC
Applicant: Star Pubs and Bars
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Cock Inn Sheepy Road Sibson

Proposal: Installation of a steel support framework inside the building to provide structural support and to support the existing roof structure

1. Recommendations

1.1. Grant Listed Building Consent subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This application seeks listed building consent for the installation of a steel support framework inside the Cock Inn, Sheepy Road, Sibson to provide structural support and to support the existing roof structure.
- 2.2. Works to address the structural stability of the building, repairs across the west, north and east elevations, and replacement windows were approved under reference 22/00019/LBC. These works were appropriately and sensitively specified as to ensure that the significance of the listed building be preserved.
- 2.3. A less intrusive but also acceptable conservation approach was then subsequently proposed and approved under 23/00806/DISCON. Appropriately specified repairs and works to the timber frame, masonry panels and windows were approved to address the deterioration of the historic fabric of the building, and whilst the extent of the works was less than the original scheme the approved works were focused to the areas that required greatest attention and reduced the potential for overly obtrusive works on areas which can be monitored for defects over a longer time period. A material start has been made to the approval 23/00806/DISCON so these works could be implemented in isolation or in full, as required, at any time, although as yet any works undertaken have been minimal in extent and the consented structural interventions have not been implemented.
- 2.4. This submission proposes an alternative approach to provide structural support to the western bay of the building and support the roof structure. It comprises of a new steel support framework internally rather than needing to undertake structural support through the external works of the building. Any outstanding works of repair consented under 23/00806/DISCON could still be implemented where required, however this application is for new works as an alternative solution to address the structural defects of the building.
- 2.5. During the course of the application the description has been amended as rather than it being a variation of an existing consent, these are new works.

3. Description of the site and surrounding area

- 3.1. The Cock Inn is a grade II listed building that is thought currently to date from the late 16th to early 17th century, but it is reputedly, and likely, to be older. It consists of a timber frame construction with brick infill panels, thatched roof, and timber and metal windows.

- 3.2. The listed building entry (National Heritage List England (NHLE) ref 1074114) identifies the building as 'The Cock Inn' (Formerly listed as 'The Cork Public House') it is described as:

'Public house and dwelling. Late C16 or early C.17. Timber framed with brick nogging and thatched roof on rubble plinth. Low two storeyed, framed in square panels, 12 x 2, but divided into three principal bays by arched braced posts. One bay to left of doorway, with casement window, two to its right. Two eyebrow dormers above to the right, and a small light over the door. Gable and axial stacks.'

- 3.3. The building is currently vacant and certain elements of the building fabric are in a state of disrepair.

4. Relevant planning history

83/01007/4L

- Application for listed building consent for provision of additional gents toilets
- Listed Building Consent
- 24.01.1984

85/00168/4

- Lounge extension new beer store and toilets
- Planning Permission
- 19.03.1985

85/00169/4L

- Demolition of existing extension and erection of lounge extension new beer store and toilets
- Listed Building Consent
- 23.04.1985

85/00721/4A

- Display of 4 signs 3 illuminated
- Advertisement Consent
- 20.08.1985

85/00759/4L

- Display of 4 signs 3 illuminated
- Listed Building Consent
- 06.09.1985

87/01010/4

- New prefabricated detached garage
- Planning Permission
- 16.12.1987

95/00190/LBC

- Retention of security cameras and warning signs
- Listed Building Consent
- 27.04.1995

22/00019/LBC

- Proposed repair works to the Public House and replacement of windows with oak framed windows.
- Listed Building Consent

- 21.12.2022

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. Following the publications, a letter neither supporting nor objecting to the application has been received. This has been summarised below:
 - Structural works to make the building SAFE are urgent, must be approved and then undertaken immediately;
 - The internal opening up works have already been completed;
 - Timeframe for the further structural works should be required alongside being secured by condition;
 - The external work undertaken for one week in May was no more than a cosmetic farce. Spliced timber into some of the rot and white paint applied. The iconic horse rail is still collapsed in a heap and the unsightly propping remains.

6. Consultation

6.1. HBBC Conservation Officer:

The comments received from the Council's Conservation Officer have been incorporated into the body of this report.

6.2. Historic England:

'Significance

At the eastern threshold of the village, stands The Cock Inn - a building that carries centuries in its timbers. Dating from the late sixteenth or early seventeenth century, its oak frame is infilled with brick nogging and set upon a sturdy rubble plinth. Above, a largely thatched roof softens its outline, with a clay-tiled southern range showing later change.

From this prominent position, it has long welcomed travellers entering the village, serving as both landmark and enduring symbol of arrival. Yet The Cock Inn is more than an architectural survivor; it is steeped in story and local legend. To its rear once lay a cockfighting pit, while tales link it to the notorious highwayman Dick Turpin.

Today, recognised as a Grade II listed building, it holds special historic and architectural significance and forms a key feature of the Sibson Conservation Area. Marking the village's eastern gateway, it continues to shape the character and memory of the place it has quietly welcomed people to for generations.

Impact

Historic England has previously provided advice on the original proposals under 22/00019/LBC and we are aware that there are structural issues with the principal building.

The application form and supporting documents don't clarify which conditions are sought for variation. Notwithstanding this point, compared to the previously approved scheme for external works to provide for structural stability we consider the proposed internal support works could offer a less intrusive solution.

We disagree with the Heritage Statement which concludes there would be no harm. Elements of historic fabric would have the potential to be lost as a result of direct

works which would result in some harm. However, this would be at a low to medium level of less than substantial harm.

Position

We welcome the aspirations to bring the public house back into use and secure the building's future. Should the Council consider that public benefits of the proposal outweigh the harm to the heritage asset, we would recommend that appropriate measures be included in any consent to ensure the internal structural solution takes place instead of the external works solution, that matters of detail could be monitored, and that the detail, quality and execution of the intended approach is achieved.

We are aware that some works have started on site but have no comments to offer on this since any enforcement considerations would be in the jurisdiction of the Local Authority.

Recommendation

Historic England recommends that in determining this application your Council should weigh the harm which the proposed development would cause to the significance of The Cock Inn against such public benefits as the development may procure. In doing so, it should give great weight to the conservation of this designated heritage asset.'

6.3. Sheepy Parish Council:

'Sheepy Parish Council is supportive of all actions that help preserve the structure of the listed building and an Asset of Community Value with the Sibson conservation area. However, it would appear to be just the first of many required to achieve the re-establishment of the pub. It is therefore essential that other works are timetabled as a matter of urgency to bring clarity and to protect the asset.

Sheepy Parish Council request that HBBC, in their capacity as overseeing the preservation of such historic buildings, ensure that the works proposed are appropriate and carried out in a timeframe to prevent the further deterioration of the building and to enable the building to reopen as a public house without further delays.'

7. Policy

7.1. Sheepy Parish Neighbourhood Plan (SNP) (2018-2036)

- Policy S7: Local Heritage Assets
- Policy S8: Design

7.2. Core Strategy (2009)

- Policy 13: Rural Hamlets

7.3. Site Allocations and Development Management Policies (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (GDG) (2020)
- National Design Guide (NDG) (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets

8. Appraisal

8.1. Key Issues

- Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building, and its setting

Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building, and its setting

- 8.2 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 66 of the Act 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 Act places a general duty 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.
- 8.3 Section 16 of the 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.
- 8.4 The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.
- 8.5 Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment including listed buildings and heritage assets. The policies seek to ensure that all proposals for the extension or alteration of listed buildings and development within their setting shall only be permitted where it is demonstrated that they are compatible with the significance of the building to ensure that the significance of a listed building and its setting is preserved and enhanced.
- 8.6 Policy S7 of the SNP seeks to ensure that development proposals that affect local heritage assets must balance the need for, and the public benefit of, the proposal against the significance of the asset and scale of any harm or loss; they must also have regard to other related Policies within the Development Plan.
- 8.7 The works comprise initial opening up works for structural assessment which includes the removal of sections of timber ceiling for inspection and trial pits within the cellar to determine the specification of the structural interventions. These works have already been completed. The next stage of the works is classed as 'temporary works' and comprises of the temporary installation of a bird cage scaffold to provide

support to the building during implementation of the main structural interventions, which would consist of the insertion of a new beam at first floor level to supplement the existing defective purlin, with the beam sat on steel posts inserted down through the ground floor and into the basement. A new wind post fixed internally is proposed to provide structural support to the timber frame within the north-western corner of the building where there has been some movement within the previous five years, although it is noted that this work is subject to further investigation of the timber frame and the interventions specified under the extent permission 23/00806/DISCON could also be implemented as an alternative solution.

- 8.8 The proposed internal support works are appropriately specified and offer a less intrusive solution to secure the structural integrity of the building. A very limited amount of historic fabric, comprising of the sections of timber ceiling, has been removed for the opening up works and then would be permanently lost through implementation of the structural interventions. This would result in harm to the significance of the listed building but given the limited extent of the loss of fabric this would be very much at the lower end of less than substantial harm when considered in the terms of the NPPF. However, paragraphs 212, 213 and 215 of the NPPF apply for decision taking.

Planning balance

- 8.9 Paragraph 212 of the NPPF states that great weight should be given to the conservation of designated heritage assets, and the more important the asset, the greater the weight should be. This is irrespective of the level of harm to the significance of the asset.
- 8.10 Paragraph 213 of the NPPF states that any harm to the significance of any designated heritage asset should require clear and convincing justification. The need for clear and convincing justification is re-iterated in Policy DM12 of the SADMP. It is the opinion of the LPA that there is clear justification for the low level of less than substantial harm to allow for the physical implementation of the required structural interventions, so Paragraph 213 and Policy DM12 has been satisfied.
- 8.11 Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.12 Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF (paragraph 8). Public benefits may include heritage benefits as specified in the Planning Practice Guidance (Conserving and enhancing the historic environment – paragraph 20), such as:
- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - Reducing or removing risks to a heritage asset;
 - Securing the optimum viable use of a heritage asset in support of its long term conservation.
- 8.13 The implementation of the proposed works to secure the structural integrity of the building would be a substantial public benefit, both sustaining the significance of the listed building and supporting its long-term conservation. Whilst giving great weight to the conservation of the heritage asset, the justifiable harm to its significance is clearly outweighed by the substantial public benefits of the proposal.

8.14 Accordingly, the proposal would preserve the significance of the listed building and would accord with Paragraphs 212, 213 and 215 of the NPPF, Policies DM11 and DM12 of the adopted SADMP, the statutory duty of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy S7 of the SNP.

8.15 Due to the necessity for the proposed works in my opinion a planning condition is considered reasonable to secure their implementation in full in a timely manner.

9. Equality implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

10. Conclusion

10.1 The implementation of the proposed works to secure the structural integrity of the building would be a substantial public benefit, both sustaining the significance of the listed building and supporting its long-term conservation. Whilst giving great weight to the conservation of the heritage asset, the justifiable harm to its significance is clearly outweighed by the substantial public benefits of the proposal.

10.2 Accordingly, the proposal would preserve the significance of the listed building and would accord with Paragraphs 212, 213 and 215 of the NPPF, Policies DM11 and DM12 of the adopted SADMP, the statutory duty of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy S7 of the SNP and are therefore recommended for listed building consent approval subject to conditions.

11. Recommendation

11.1 **Grant Listed Building Consent** subject to:

- Planning conditions outlined at the end of this report

12. Conditions and Reasons

1. The approved works as listed in the plans below shall be completed within three months of the date of this decision;
 - Initial opening up works for structural assessment - K04172- GCA -XX - XX - DR - S- 0008-S01 - P02;
 - Proposed Temporary Works to support structure prior to remediation - K04172- GCA -XX - XX - DR - S- 0006-S01 - P02;
 - Proposed Temporary Works - Loadings for bird cage scaffold design - K04172- GCA -XX - XX - DR - S- 0007-S01 - P02;

- Phase 1 - Ground floor - Proposed structural repairs - K04172- GCA - XX - XX - DR - S- 0004-S01 - P02;
- Phase 1 - First floor - Proposed structural repairs - K04172- GCA -XX - XX - DR - S- 0005-S01 - P02 as received by the Local Planning Authority on the 1st June 2026.

Reason: To secure the structural integrity of the listed building and to preserve its special interest in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 1st June 2026.

Reason: To preserve the special interest of the building in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan - 1430-PLA-101;
- Initial opening up works for structural assessment - K04172- GCA -XX - XX - DR - S- 0008-S01 - P02;
- Proposed Temporary Works to support structure prior to remediation - K04172- GCA -XX - XX - DR - S- 0006-S01 - P02;
- Proposed Temporary Works - Loadings for bird cage scaffold design - K04172- GCA -XX - XX - DR - S- 0007-S01 - P02;
- Phase 1 - Ground floor - Proposed structural repairs - K04172- GCA -XX - XX - DR - S- 0004-S01 - P02;
- Phase 1 - First floor - Proposed structural repairs - K04172- GCA -XX - XX - DR - S- 0005-S01 - P02;
- General Notes - K04172- GCA -XX - XX - SK - S- 0009-S01 - P01 as received by the Local Planning Authority on the 1st June 2026..

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Notes to applicant

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.