

## Delegated Report

**Planning Ref: 25/00511/HOU**

**Applicant: Mr P Bennett**

**Ward: Ratby Bagworth And Thornton**



Hinckley & Bosworth  
Borough Council

**Site: The Farmhouse Main Street Thornton**

**Proposal: Proposed single storey rear extension and removal of section of internal wall to connect extension to dwelling.**

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### **1. Recommendations**

#### **1.1. Grant Planning Permission** subject to:

- Planning conditions outlined at the end of this report

### **2. Planning application description**

- 2.1. The application seeks full planning consent for a single-storey rear extension and the removal of the internal wall connecting the extension to the main dwelling at The Farmhouse, Main Street, Thornton.
- 2.2. The proposed single-storey rear extension would project outwards from the existing rear elevation hosting the gym by 6.12 - 6.35 metres for a width of 5.06 metres. It would have a dual pitched forward facing gable form with an eaves height of 2.62 metres and a ridge height of 4.75 metres, sitting slightly lower than the eaves and ridge of the existing extension due to the levels of the site. It would comprise of slate to the roof, red facing brick to the walls with ventilation slots in the side walls, timber detailing within the gable apex and a faux blocked opening in the gable, a single timber framed floor to ceiling window, and a small number of conservation style rooflights. It is to host a golf simulator.

### **3. Description of the site and surrounding area**

- 3.1. The application site relates to a grade II listed building of special historic and architectural interest which originally dates from around 1700, situated within, but to the edge of the settlement boundary of Thornton. It is located on a bend in the road and the northern end of Thornton, which is a linear historic village. The listed building entry (National Heritage List England (NHLE) ref 1074114) identifies the building as "Corner Cottage and describes it as:
- 3.2. 'Farmhouse. 1700, with late C18 and C19 alterations and additions. Red brick, in Flemish bond, with a slate roof with overhanging eaves, a wall stack, a gable stack and 2 ridge stacks. First floor brick band. 2 storey, plus attic. South-east, street front, 4 bays, with off-centre doorway with panel door and either side 2, 3 light glazing bar casements all with segment heads. Above door a small ashlar plaque inscribed G : G I : I : N A.D. 1700 Either side, single 2 light glazing bar casements, flanked by single 3 light glazing bar casements, also with segment heads. Above a single gabled dormer window with 2 light glazing bar casements. From right an attached brick wall with round coping, attached on left iron railings which meet at an off-centre C20 gate.'
- 3.3. The focus of the building's special interest is inherent within the original and historic 2 storey farmhouse range which is located parallel to the street. The building has been extended and adapted over time, including the construction a small side extension off the southern gable, and the construction of a single storey linear

range extended into the rear garden, with both these extensions being constructed within the mid-2010s. Whilst the extensions are of no special historic or architectural interest within their own right, they do respect the historic character and appearance of the main farmhouse range and sit comfortably upon each elevation.

#### **4. Relevant planning history**

##### **98/00162/FUL**

- Refurbishment of farmhouse single storey side extension new canopy and conversion of outbuilding to form garaging
- Planning Permission
- 06.05.1998

##### **98/00163/LBC**

- Refurbishment of farmhouse single storey side extension new canopy and conversion of outbuildings to form garaging
- Listed Building Consent
- 06.05.1998

##### **10/00774/FUL**

- Extensions and alterations to dwelling
- Planning Permission
- 30.11.2010

##### **10/00775/LBC**

- Extensions and alterations to dwelling.
- Listed Building Consent
- 03.12.2010

##### **11/00092/FUL**

- Extension to dwelling to form garden room, gym and link to existing house, alterations to entrance gates and paving to courtyard.
- Planning Permission
- 12.04.2011

##### **11/00093/LBC**

- Extensions and alterations to dwelling.
- Listed Building Consent
- 06.04.2011

##### **15/01124/HOU**

- Single storey rear and side extension
- Planning Permission
- 23.12.2015

##### **15/01125/LBC**

- Single storey side and rear extension
- Planning Permission
- 23.12.2015

#### **19/00545/LBC**

- Replacement of 10 single glazed timber windows with new double glazed timber windows
- Listed Building Consent
- 20.09.2019

### **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 publication, no comments have been received.

### **6. Consultation**

#### **6.1. Bagworth and Thornton Parish Council:**

1. No comments have been received.

#### **6.2. Historic England:**

*'Historic England provides advice when our engagement can add most value. In case we are not offering advice. This should not be interpreted as comment on the merits of the application.'*

*We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>*

#### **6.3. HBBC Conservation Officer:**

*'The extension is proposed to be sited off the north-western corner of the existing rear single storey extension to the main building. It would have a modestly scaled rectangular plan form and footprint and would be single storey in height with a slightly lower eaves and ridge level than the existing extension due to the levels of the site. It would have a design that closely matches the existing extension, comprising of a dual pitched slate roof, red brick facing walls with ventilation slots in the side walls, timber detailing within the gable apex and a faux blocked opening in the gable, a single timber framed floor to ceiling window, and a small number of conservation style rooflights.'*

*In my opinion the extension is appropriately sited, is of a very modest scale, and is of a design and construction materials that reflect the character and appearance of the existing extension and the main Farmhouse. The proposal would have no adverse impact upon the special historic and architectural interest of the listed building The Farmhouse and would be compatible with its heritage significance. Consequently, the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.'*

## **7. Policy**

### **7.1. Core Strategy (2009)**

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest

### **7.2. Site Allocations and Development Management Policies DPD (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

### **7.3. National Planning Policies and Guidance**

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

### **7.4. Other relevant guidance**

- Good Design Guide (2020)
- National Design Guide (2019)

## **8. Appraisal**

### **8.1. Key Issues**

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

#### Design and impact upon the character of the area

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.

8.3 Section 16 of the National Planning Policy Framework (NPPF) (2024) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 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 Policy DM10 of the Site Allocations and Development Management Policies (SADMP) DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.5 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.

- 8.6 The application seeks full planning consent for a single-storey rear extension and the removal of the internal wall to connecting the extension to the main dwelling at The Farmhouse, Main Street, Thornton.
- 8.7 The Councils Good Design Guide states that *‘Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.’* and that;  
*‘Care should be given to the selection of the type, colour and size of bricks, roof tiles, mortar colour, lintels, sills and heads. The use of sensitive materials is particularly significant in the case of listed buildings.’*
- 8.8 The proposed single-storey rear extension would project outwards from the existing rear elevation hosting the gym by 6.12 - 6.35 metres for a width of 5.06 metres, having a modestly scaled rectangular plan form and footprint. It would have a dual pitched forward facing gable form with an eaves height of 2.62 metres and a ridge height of 4.75 metres. The eaves and ridge height would notably sit slightly lower than the eaves and ridge of the existing extension due to the levels of the site, nevertheless it is still considered to appear to be a clearly subordinate addition. Furthermore, the extension would have a design that closely matches the existing extension (approved under Reference; 15/01124/HOU and 15/01125/LBC) and would comprise slate to the roof, red facing brick to the walls with ventilation slots in the side walls, timber detailing within the gable apex and a faux blocked opening in the gable, a single timber framed floor to ceiling window, and a small number of conservation style rooflights all sensitive to the existing dwelling.
- 8.9 The removal of a section of the internal wall to connect the proposal to the main dwelling would bear no impact upon the character of the area given that the alteration is internal. Further assessment in regard to its impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting has been carried out under the joint listed building consent application (Reference; 25/00512/LBC).
- 8.10 The extension is appropriately sited, is of a very modest scale, and is of a design and construction materials that reflect the character and appearance of the existing extension and the main Farmhouse. The proposal would have no adverse impact upon the special historic and architectural interest of the listed building The Farmhouse and would be compatible with its heritage significance. Consequently, the proposal complies with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD, Section 16 of the NPPF and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the Site Allocations and Development Management Policies DPD seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.12 The proposal would be situated 10.74 metres from the nearest neighbouring dwelling to the north-west (The Old Barn). Pre-existing boundary treatments and an outbuilding can be observed to line the immediate north-west boundary, which would screen the proposal from the view of the occupiers/owners of The Old Barn.

The proposal is therefore not considered to bear any significant impacts upon the residential amenity of The Old Barn in terms of loss of light or loss of privacy. No additional openings are proposed to the north-west elevation.

- 8.13 The proposal would be situated a substantial 27.87 metres from the nearest neighbouring dwelling to the south-east (2 Main Street) whilst being significantly screened by the existing extension hosting the kitchen/breakfast/sitting space. The proposal is therefore not considered to bear any significant impacts upon the residential amenity of 2 Main Street in terms of loss of light or loss of privacy.
- 8.14 In light of the above, the proposal is not considered to bear any adverse impacts upon the residential amenity of the surrounding dwellings and therefore complies with Policy DM10 of the Site Allocations and Development Management Policies DPD.

## **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 proposed development is for a property located within the settlement boundary. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site.
- 10.2 On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD, Section 16 of the NPPF, the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions.

## **11. Recommendation**

### **11.1 Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

### **11.2 Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 27th January 2025.

**Reason:** To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD, Section 16 of the NPPF, the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the general principles of the Councils Good Design Guide.

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, Drg No. 15.3154; and
  - Proposed Block, Site, Roof Plan, Elevation Sheet 1 of 2, Drg No.15.3154.15; and
  - Proposed Floor Plan, Elevations, Section, Sheet 2 of 2, Drg No.15.3154.16;
- all as received by the Local Planning Authority on the 21st May 2025.

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD, Section 16 of the NPPF, the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the general principles of the Councils Good Design Guide.

### **11.3 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.
- b) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.  
Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK.