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Our ref: L10000559
Your ref: 26/00494/LBC

Telephone: 0121 625 6893
Date: 26 June 2026

Dear Sophie

**Arrangements for Handling Heritage Applications Direction 2021
& Planning (Listed Buildings and Conservation Areas) Regulations 1990**

**Cock Inn Sheepy Road Sibson Nuneaton Leicestershire CV13 6LE
Application No. 26/00494/LBC**

Thank you for your letter of 9 June 2026 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice.

The proposal

The submission seeks to vary the details of a previous consent under 22/00019/LBC for repair works to the existing structure of the public house premises. The current scheme proposes a new internal steel support framework inside to provide structural support and to support the existing roof structure. The approved scheme dealt with this through external works to the building.

Historic England Advice

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.

Yours sincerely

Rosamund Worrall

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