

## Delegated Report

**Planning Ref: 25/00689/HOU & 25/00690/LBC**

**Applicant: Mr J Rowell**

**Ward: Cadeby Carlton M Bosworth & Shackerstone**

**Site: Bilstone Hill Farmhouse Twycross Road Bilstone**



Hinckley & Bosworth  
Borough Council

**Proposal: Alterations to the dwelling including formation of a new external door opening in the modern extension, installation of an extract flue to the roof of the modern extension, creation of an external electrical room and creation of a new internal opening (retrospective).**

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### **1. Recommendations**

#### **1.1. Grant planning permission and listed building consent subject to:**

- Conditions outlined at the end of this report

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

- 2.1. The application seeks full planning permission and listed building consent for alterations including the formation of a new external door opening in the modern extension, installation of an extract flue to the roof of the modern extension, creation of an external electrical room and creation of a new internal opening (retrospective) at Bilstone Hill Farmhouse, Twycross Road, Bilstone.
- 2.2. Planning permission is also required for the works that affect the external appearance of the building. These proposed works are a variation to the implemented schemes 16/00511/LBC, 20/00453/HOU and 20/00454/LBC.

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

- 3.1. The application site comprises a spacious plot accommodating a farmhouse in an area of designated countryside. The Farmhouse is a grade II listed building and the farmhouse and its associated garden and curtilage structures are located within the Bilstone Conservation Area.
- 3.2. The listed building entry identifies the building as "Farmhouse. Early C19. Red brick, plain tile roof and brick end stacks. 2 parallel ranges. 2 storeys and gable-lit attic. Regular 3-window front; glazing bar sashes. Central glazed double door with fanlight." The building is of special historic and architectural interest with it making a positive construction to the character and appearance and thus significance of the Bilstone Conservation Area.
- 3.3. The character of the surrounding area is varied. The front of the application site is set up slightly from the highway, and a set back by virtue of a grass verge. Its curtilage is encompassed by high brick walls. There is an area of gravelled off-street parking space to the front, with existing outbuildings on site also. Soft landscaped outdoor private residential amenity space is located to the east of the host dwelling.

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

#### **00/00157/LBC**

- Alterations to dwelling extension to outbuilding and rebuilding wall
- Listed Building Consent

- 28.04.2000

**00/00420/FUL**

- Extension to outbuilding and alteration to garden wall
- Planning Permission
- 13.06.2000

**00/01007/COU**

- Change of use of agricultural land to garden land
- Planning Permission
- 29.11.2000

**14/01165/FUL**

- Formation of 5 new dwellings.
- Planning Permission
- 25.02.2015

**15/00664/GDOD**

- Prior notification of demolition of timber framed barn with corrugated tin roof
- General Development Order
- 14.07.2015

**16/00510/HOU**

- Installation of rooflights, single storey extension and installation of new doors to the rear and alterations to the curtilage building including installation of new windows and a glazed screen and part demolition of main dwelling, outbuilding and boundary wall
- Planning Permission
- 28.07.2016

**16/00511/LBC**

- Alterations to the listed building, including internal remodelling, installation of rooflights, single storey extension and installation of new doors to the rear and alterations to the curtilage building, including internal remodelling, installation of new windows and a glazed screen and part demolition of main dwelling, outbuilding and boundary wall
- Listed Building Consent
- 28.07.2016

**17/01011/NOMAT**

- Non-material amendment to planning permission 14/01165/FUL to amend the internal and external alterations
- Permit Non Material Amendment
- 26.10.2017

**17/01144/CONDIT**

- Variation of condition 2 of planning permission 14/01165/FUL to re-instate two structures along the west elevation to provide a sun lounge to unit 2 and a bedroom to unit 3
- Planning Permission
- 09.02.2018

#### **19/01259/FUL**

- Installation of a 60kW ground source heat pump and associated ground collector
- Planning Permission
- 24.01.2020

#### **20/00453/HOU**

- Single storey side extension
- Planning Permission
- 24.07.2020

#### **20/00454/LBC**

- Single storey side extension, alterations to rear room, and demolition of garden wall
- Listed Building Consent
- 24.07.2020

#### **20/00467/LBC**

- Listed Building Consent for replacement and refurbishment of fenestration details (part-retrospective)
- Listed Building Consent
- 08.07.2020

#### **20/01163/CONDIT**

- Variation of conditions 2, 10, 12 and 13 of permission 17/01144/CONDIT to alter the position of the access and variation to internal layout
- Planning Permission
- 16.02.2022

#### **22/00936/DISCON**

- Application to discharge conditions 3 (Land Contamination) and 7 (Written Scheme of Investigation) attached to planning permission 20/01163/CONDIT
- Discharged
- 08.03.2023

## **5. Publicity**

- 5.1. The applications have been publicised by sending out letters to local residents. Site notices were also posted within the vicinity of the site and notices were displayed in the local press.

5.2. Following the publication of the applications no comments have been received.

## **6. Consultation**

### **6.1. HBBC Conservation Officer:**

*'The approvals 16/00511/LBC, 20/00453/HOU and 20/00454/LBC were for a side extension and alterations to the main farmhouse and alterations to an outbuilding located within the curtilage of the farmhouse. The permitted works and development have been implemented, but with the following variations and additions:*

- Installation of a flue within the side extension for a woodburning stove*
- Installation of a glazed door from the side extension to the walled garden*
- Creation of an internal pantry within the new kitchen (in the side extension)*
- Minor alterations within the outbuilding to form a new gym*
- A small extension off the rear range to form an electrical store*
- Demolition of a section of internal wall to create a new internal opening to the former kitchen*

*The modern kitchen and family room were relocated to the rear of the house to utilise the space within the side extension. The stove and flue are sized to suit the room and the flue is finished in black to reduce the visual impact of the pipe against blue clay tiled roof to the extension. A new glazed door opening has been installed in the side extension to provide access into the formal walled garden. The door is glazed with a glazing pattern and frame colour to match the new glazing of the extension. Visually the door reads as a new addition in keeping with the character of the approved extension. The addition of the pantry has had no effect upon the significance of the listed building as it is located within the modern extension.*

*The rear elevation was identified as a practicable location for an electrical store and new meter away from the main elevations of the house. These electrical items have been located in a small rectangular plan projection. The scale of the extension is clearly subservient to and has a character that reflects that of the main house being a red brick construction with mono-pitched clay tiled roof.*

*The former kitchen at the rear of the main body of the house is accessed from a central corridor that due to the layout of the house was dark and narrow. A section of the internal masonry wall has been removed which opens the room up to the corridor making the room feel larger and the corridor area brighter. The works retained significant sections of wall to either side of the new opening so the previous plan form of the room is still clearly legible.*

*The conversion of the outbuildings is substantially as previously approved with former doors and modern structural brick piers removed and replaced with a black framed glazed door screen to a gym. The previously approved windows overlooking the northern boundary of the site have not been installed, so there is no effect upon the character and fabric of the outbuilding.*

*For the above reasons it is considered that the proposal is compatible with the special interest and significance of the grade II listed building known as Bilstone Hill Farmhouse and the proposal preserves the character and appearance and significance of the Bilstone Conservation Area. Consequently, the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duties of Sections 16, 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.'*

6.2. Historic England:

*'Historic England provides advice when our engagement can add most value. In this 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. Shackerstone Parish Council:

- No comments have been received.

## 7. **Policy**

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.2. National Planning Policies and Guidance

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

7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

## 8. **Appraisal**

8.1. Extensions to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the special historic fabric and architectural interest and significance of the Grade II listed building, and its setting
- Design and impact upon the character of the area and the countryside
- Impact upon neighbouring residential amenity

Design and 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 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 The approvals 16/00511/LBC, 20/00453/HOU and 20/00454/LBC were for a side extension and alterations to the main farmhouse and alterations to an outbuilding located within the curtilage of the farmhouse. The permitted works and development have been implemented, but with the following variations and additions:
- Installation of a flue within the side extension for a woodburning stove
  - Installation of a glazed door from the side extension to the walled garden
  - Creation of an internal pantry within the new kitchen (in the side extension)
  - Minor alterations within the outbuilding to form a new gym
  - A small extension off the rear range to form an electrical store
  - Demolition of a section of internal wall to create a new internal opening to the former kitchen
- 8.7 The modern kitchen and family room were relocated to the rear of the house to utilise the space within the side extension. The stove and flue are sized to suit the room and the flue is finished in black to reduce the visual impact of the pipe against blue clay tiled roof to the extension. A new glazed door opening has been installed in the side extension to provide access into the formal walled garden. The door is glazed with a glazing pattern and frame colour to match the new glazing of the extension. Visually the door reads as a new addition in keeping with the character of the approved extension. The addition of the pantry has had no effect upon the significance of the listed building as it is located within the modern extension.
- 8.8 The rear elevation was identified as a practicable location for an electrical store and new meter away from the main elevations of the house. These electrical items have been located in a small rectangular plan projection. The scale of the extension is clearly subservient to and has a character that reflects that of the main house being a red brick construction with mono-pitched clay tiled roof.
- 8.9 The former kitchen at the rear of the main body of the house is accessed from a central corridor that due to the layout of the house was dark and narrow. A section of the internal masonry wall has been removed which opens the room up to the corridor making the room feel larger and the corridor area brighter. The works retained significant sections of wall to either side of the new opening so the previous plan form of the room is still clearly legible.
- 8.10 The conversion of the outbuildings is substantially as previously approved with former doors and modern structural brick piers removed and replaced with a black

framed glazed door screen to a gym. The previously approved windows overlooking the northern boundary of the site have not been installed, so there is no effect upon the character and fabric of the outbuilding.

- 8.11 For the above reasons it is considered that the proposal is compatible with the special interest and significance of the grade II listed building known as Bilstone Hill Farmhouse and the proposal preserves the character and appearance and significance of the Bilstone Conservation Area. Consequently, the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duties of Sections 16, 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- 8.12 Policy DM4 of the SADMP allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.
- 8.13 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.
- 8.14 The proposed works would be considerably minor and predominantly screened from the street scene bearing no adverse impacts upon the character of the area or the intrinsic value, beauty, open character and landscape character of its countryside location. By virtue of the above the proposal would comply with Policies DM4 and DM10 of the SADMP.

#### Impact upon neighbouring residential amenity

- 8.15 Policy DM10 of the SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.16 According to the nature and siting of the proposed works, and its considerable separation distance neighbouring dwellings, the proposal would not have any neighbouring residential amenity impacts in terms of overlooking, overbearing or overshadowing, therefore complying with Policy DM10 of the SADMP.

### **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**

- 8.2. The proposed development is for extensions and alterations to existing domestic property. 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 and would preserve the special architectural and historic interest and therefore significance of the grade II listed building, Bilstone Hill Farmhouse, Twycross Road, Bilstone.
- 10.2 On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM10, DM11 and DM12 of the SADMP, 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 and listed building consent** subject to:

- Conditions outlined at the end of this report

### **11.2 Conditions and Reasons**

#### Householder application:

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 14<sup>th</sup> July 2025.

**Reason:** To ensure that the development has a satisfactory external appearance in accordance with Policies DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).



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

- Block, Site Plan, Drg No. 1601(P)410 Rev A
- Proposed Ground Floor Plan, Drg No. 1601(P)411 Rev A
- Proposed First Floor Plan, Drg No. 1601(P)412
- Proposed Second Floor Plan, Drg No. 1601(P)413
- Proposed Roof Plan, Drg No. 1601(P)414
- Proposed Elevation, (sheet 1) Drg No. 1601(P)415
- Proposed Elevation, (sheet 3) Drg No. 1601(P)416
- Proposed Elevation, (sheet 4) Drg No. 1601(P)417  
as received by the Local Planning Authority on the 14<sup>th</sup> July 2025.
- Site Location Plan 1601(P)400 as received by the Local Planning Authority on the 22<sup>nd</sup> July 2025.

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Listed building consent application:

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

**Reason:** To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of 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 14<sup>th</sup> July 2025.

**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 DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

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

- Block, Site Plan, Drg No. 1601(P)410 Rev A
- Proposed Ground Floor Plan, Drg No. 1601(P)411 Rev A
- Proposed First Floor Plan, Drg No. 1601(P)412
- Proposed Second Floor Plan, Drg No. 1601(P)413
- Proposed Roof Plan, Drg No. 1601(P)414
- Proposed Elevation, (sheet 1) Drg No. 1601(P)415
- Proposed Elevation, (sheet 3) Drg No. 1601(P)416
- Proposed Elevation, (sheet 4) Drg No. 1601(P)417
- Proposed Section, (sheet 1) Drg No. 1601(P)418
- Proposed Section (sheet 2) Drg No. 1601 (P) 419
- Proposed Section (sheet 3) Drg No 1601(P)420
- Proposed Garage Elevation, Drg No 1601(P)421
- Proposed Section (sheet 4), Drg No 1601(P)422
- Proposed Gym Section (sheet 5), Drg No 1601(P)423 A

- Proposed Ground Floor Plan, Drg No 1601(P)431 A
- Proposed Roof Plan, Drg No 1601(P)432
- Proposed Gym Ground Floor Plan, Drg No 1601(P)433 A
- Proposed Ground Floor Plan, Drg No 1601(P)435
- Proposed First Floor Plan, Drg No 1601(P)436  
as received by the Local Planning Authority on the 22<sup>nd</sup> July 2025.
- Site Location Plan 1601(P)400 as received by the Local Planning Authority on the 14<sup>th</sup> July 2025.

**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 DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

### 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.