
HISTORIC ENVIRONMENT

Proposal: Erection of replacement stable and stores and installation of new waste treatment plant within the domestic curtilage of Lodge Farm, Market Bosworth Road

Ref: 26/00184/HOU

1.0 **Introduction**

- 1.1 An application is made to Hinckley and Bosworth Borough Council for the erection of a replacement stable and store building and the installation of a new waste treatment plant to serve the existing dwelling at Lodge Farm, Market Bosworth Road, Dadlington, CV13 6DH.
- 1.2 The site is not a listed building or Scheduled Monument and it is not located within a designated Conservation Area. The site does fall within the Registered Bosworth Battlefield.
- 1.3 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para 207 of the Framework).

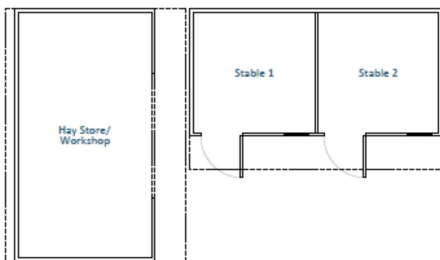
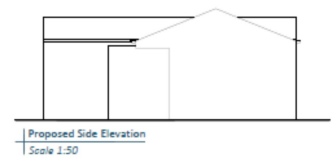
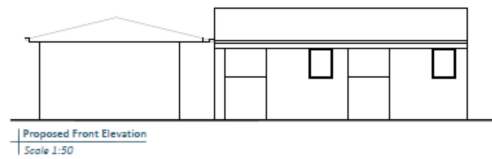
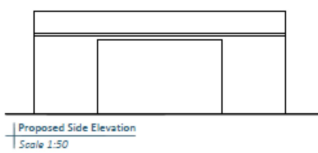
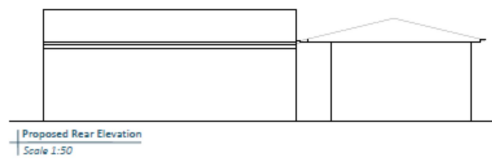
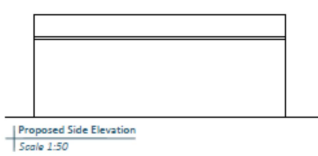
2.0 **The Site**

- 2.1 The application relates to a traditional rural property located at Lodge Farm, Market Bosworth Road, Dadlington, CV13 6DH. The property is a two storey dwelling finished in white render with a tiled roof. To the rear (south) of the property is a large garden with existing timber stables and stores. The existing structures have reached the end of their life and require upgrading and replacement.
- 2.2 To the west and north of the property is a courtyard of former agricultural buildings which have previously been converted to separate residential properties.
- 2.3 The existing stables and stores are located within the garden and domestic curtilage of the dwelling. They are made up of two linked structures configured to create an 'L' shaped layout and include two stables, hay store and workshop. The dimensions are 12.9m long x 7.4m deep and 3.3m high. The total footprint is 67sqm. They are positioned on an existing area of hardstanding. The structures are positioned to the west of Shenton Lane and are situated behind a mature boundary hedgerow.

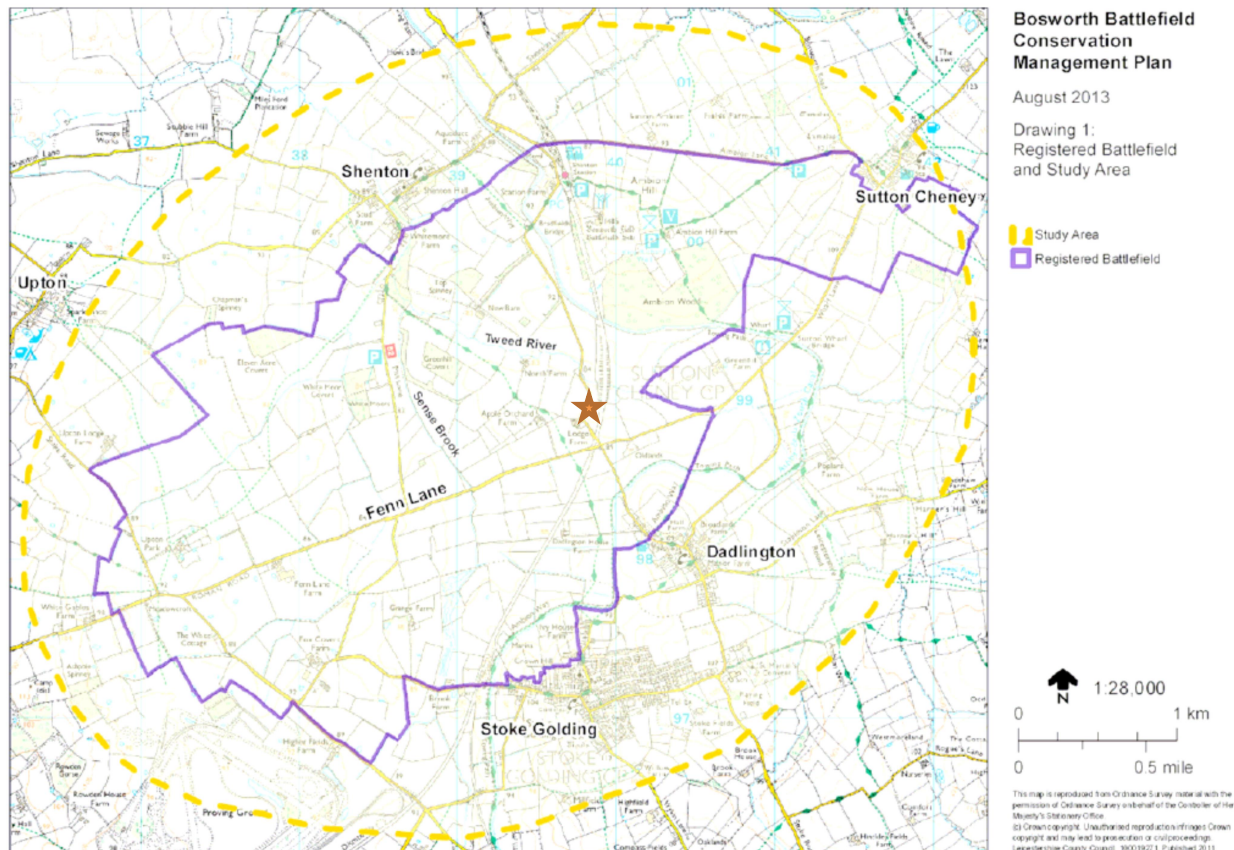
A photograph of the existing dwelling and stables is provided below.



Extract copies of the existing plans are provided below.

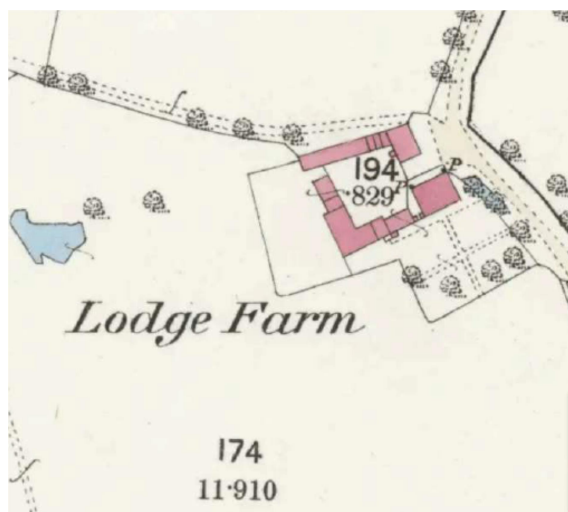


- 2.4 The site falls within the Registered Bosworth Battlefield but it does not relate to a listed building, Scheduled Monument or Conservation Area. The site falls within the Shenton Parkland Landscape Character Area.
- 2.5 The site is identified with an orange asterisk on the copy of the Registered Bosworth Battlefield map below.

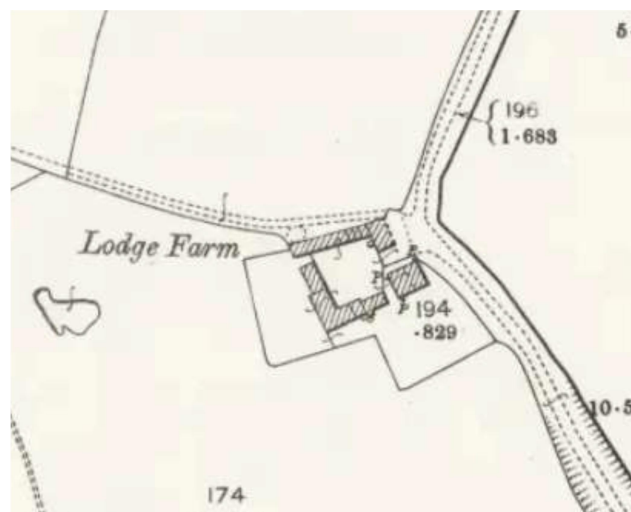


3.0 **Historical Development**

- 3.1 Lodge Farm is a traditional farmhouse property which is closely related to a courtyard of former agricultural buildings which were converted to residential use approximately 20 years ago.
- 3.1 A review of historic OS Maps clearly shows the Lodge Farm farmhouse, the 'U' shaped courtyard of former agricultural buildings and the extent of the historic residential curtilage and garden to Lodge Farm. Extract copies of OS Maps dated 1887 and 1901 are provided below. On the 1887 OS Map the rear garden to Lodge Farm looks to be subdivided, possibly as a kitchen garden. The existing and proposed replacement outbuilding are situated within what appears to be the original garden of Lodge Farm.



Extract from 1887.



Extract from 1901.

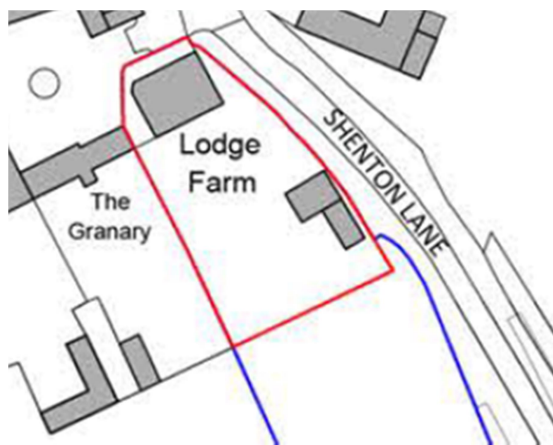
- 3.2 A search of The Leicestershire & Rutland Historic Environment Record (HER) did not return any results for Lodge Farm.

4.0 **The Proposed Development**

- 4.1 The application proposes the replacement of the existing stable, hay and workshop store within the long established garden and curtilage of the farmhouse. The existing structures have an 'L' shaped configuration and include two stables, hay store and workshop. The replacement structure similarly propose an 'L' shaped configuration with two stables, hay store and workshop space.
- 4.2 The replacement outbuilding is largely placed over the footprint of the existing structure but with the addition of an open sided hay store/bay to the southern end of the building (increasing the length by 3m). The depth of the workshop space is increased by 1.2m and the overall height has slightly increased height by 0.7m. The height increase is to accommodate a sufficient height and clearance space to the door of the workshop (2.57m).
- 4.3 The table below compares the footprint and dimensions of the existing and proposed outbuildings:

	Footprint m ²	Max Length m	Max Depth m	Max Height m
Existing	67	12.9	7.4	3.3
Proposed	86.8	15.9	8.6	4
Difference	19.8	3	1.2	0.7

- 4.4 Extract copies of the existing and proposed site plans are compared side by side below.



Existing Site Plan



Proposed Site Plan

- 4.5 The replacement structure has a simple, rural character and materials pallet; and, is designed fit for the intended purpose.



- 4.6 In addition to the replacement outbuilding the application includes the installation of a new waste treatment plant to serve the existing dwelling. The existing dwelling currently connects to an old, shared septic tank which is located off site and on third party land. The new waste treatment plant will provide an independent means of foul drainage for the existing dwelling, it is sunken into the ground with a discreet cover and has no visual impact.

- 4.7 Planning permission has already been established for a new vehicular access to serve the dwelling from Market Bosworth Road. This was secured under planning permission 25/00743/FUL.

5.0 **Planning Policy Background**

- 5.1 The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD (SADMP). Policies **DM11**, **DM12** and **DM13** of the SADMP seek to protect heritage assets, historic landscapes and archaeology.

- 5.2 The site is not a listed building, Scheduled Ancient Monument or within a designated Conservation Area. It is, however, located within the Registered Bosworth Battlefield. Registered Battlefields are considered designated heritage assets under the National Planning Policy Framework.
- 5.3 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para 207).
- 5.4 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para 208).

6.0 **Assessment**

6.1 Visual Impact and Landscape Character

As highlighted above, the new building is primarily located over the footprint of an existing structure; it is set within an established garden and residential curtilage of a dwelling house. The replacement outbuilding has a similar design, character and materials pallet to what currently exists on site. Whilst the overall size of the new building has been increased to include some additional storage space, the layout, simplistic design and exterior finish of horizontal timber clad and tiled pitched roof remain in keeping with the setting of the former farmstead, other nearby structures and the farm landscape setting.

- 6.2 The existing structures require upgrade and replacement and the proposal provides some opportunity to improve and enhance the appearance of the site with a higher quality building.
- 6.3 On approach to the site from either direction the structure would be largely screened by the existing mature boundary hedgerow with a discernible ancillary relationship to the main house. The proposed waste treatment plant would be concealed.
- 6.3 Taking all of the above into consideration, it is submitted the proposal would not have a harmful impact on the historic significance of the landscape setting of the Registered Bosworth Battlefield and would meet with the objectives of the development plan in this respect.

6.4 Archaeology

Battlefields are sites with a buried archaeological component that reflects their character. The site is situated within the Registered Bosworth Battlefield area. Whilst situated within the Registered

Battlefield area, the site has not remained undisturbed since the time of the Battle of Bosworth. The site forms part of the long established garden of a property which was constructed post 1485. The proposed structure is in close proximity to the footprint of the dwelling, it is located on land that has previously been cultivated as garden land and has previously been developed with an existing structure.