

Planning & Heritage Statement

Partial change of use of ground floor of Temple Hall,
(The Dixie Grammar Junior School) Bosworth Road,
Wellsborough, CV13 6PA from F1(a) education, to Class
E (f) day nursery and formation of two new doorways.

February 2026

Introduction

This statement is submitted in support of the partial change of use of ground floor of Temple Hall, (The Dixie Grammar Junior School) Bosworth Road, Wellsborough, CV13 6PA from F1(a) education, to Class E (f) day nursery and formation of two new doorways.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

National Policy Guidance

National Planning Policy Guidance (NPPG)
National Planning Policy Framework (NPPF Dec 2024)

Core Strategy & Development Management Policies DPD

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
Policy DM17: Highway Design
Policy DM18: Vehicle Parking Standards

Sheepy Parish Neighbourhood Plan 2018-2036 (SNP)

Policy S1: Countryside
Policy S7: Local Heritage Assets
Policy S8: Design

Principle and other material planning considerations

The NPPF identifies three dimensions to sustainable development giving rise for the planning system to perform the roles below:

“an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right

time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

an environmental role – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”*

Furthermore, LP policy should follow the approach of the presumption in favour of sustainable development where such development should be supported when weighing all of the provisions of the Framework as a complete document.

Local List Requirements

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required *before the grant of permission*. If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Heritage & Conservation

A local planning authority has particular duties when considering planning applications that affect a listed building or a Conservation Area. The duties are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 is concerned with listed buildings and states: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting...” In addition section 72 imposes a parallel duty to pay “special attention...to the desirability of preserving or enhancing the character or appearance” of a conservation area.

This duty is further supplemented by the National Planning Policy Framework (NPPF) Conserving and Enhancing the Historic Environment where paragraph 207 states:

‘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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.’

Historic Environment Good Practice Advice in Planning: 3 states that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision and the official Listing is as below:

“4/105 Temple Hall

II

Farmhouse. Late C18. Brick, plain tiled roof. 3 storeyed 3 bays, the central bay projecting slightly. Central door in recent gabled porch, flanked by 4 pane sashes with tiny tipper panes. Sill bands and eaves cornice. Gable end stacks.

Listing NGR: SK3623202558”

The guidance makes specific reference to the curtilage, character and context of a heritage asset. The character of a site is defined as the sum of all its attributes including the features, materials, and spaces associated with its history and subsequent losses and changes whilst the context relates to any relationship between it and other heritage assets. The Framework makes it clear that the setting of a heritage asset is the surroundings in which the asset is experienced and differing elements of the setting may make a positive or negative contribution to the significance of the asset.

Relevant Planning History

19/01314/FUL: Erection of a single storey detached timber out-building to be used as an additional teaching classroom. Approved 03/02/20

14/00701/FUL: Formation of new doorway associated with Temple Hall: Approved 23.09.14

The delegated report related to application 14/00701/FUL concluded the below:

“By virtue of the proposed door location to the rear of Temple Hall, it is therefore not prominent. Further as it will replicate an existing door on the north-eastern elevation of Temple Hall, in terms of design and appearance, material and scale; the proposed new door will not detract from the architectural or historical character of the building, but will contribute to its character. It is by the same principles that the proposed new door will not have any adverse impacts on the character of the surrounding area.”

The same design approach is adopted with the current proposal where an existing window opening will form a new door mirroring and maintaining the balance and proportion of the fenestration of the rear elevation, as will the insertion of the new door on the west gable end that will match and mirror the door serving the single storey extension. On balance, these modest alterations are considered commensurate and proportionate to the long established educational use of Temple Hall, and indeed the wider school site and the planning history associated with it, that the LPA have positively supported to date.

Use of existing facilities and limited scape of material change.

The current application proposes a change of use from Class F1 to Class E (f) as a complimentary day nursery service to meet local parent demand, but with no increase in the existing floor area. As a result, the ground floor of the Temple Hall building will remain as ancillary accommodation and closely linked and associated with The Dixie Grammar Junior School that is an established and independent educational facility that will broaden the offer of accessible childcare to all residents of the Borough.

There will be no physical changes to the existing building beyond the formation of the two proposed doors, and the drop off and pick up system for the nursery will simply integrate with the existing system that already serves the main school. Likewise, there is ample onsite parking of 30 spaces that was established via the approval of application 19/01314/FUL for

the erection of a single storey detached timber out-building to be used as an additional teaching classroom on the 3rd February 2020. As such, the proposed development will have no detrimental impact on the existing parking capacity for the combined school and proposed day nursery.

Conclusion & Justification

The Framework directs that all planning applications should be considered in the context of the presumption in favour of sustainable development. With the proposal utilising the existing building, parking and drop off and pick up system, the scheme would not detrimentally affect the amenities of neighbouring properties or compromise highway safety. By supplementing the existing facilities of the school, the scheme represents an integrated and sustainable development that is appropriate within the local context and recent planning history of the wider Dixie Grammar Junior School site.