

Andrew Large Surveyors Ltd

Planning Statement

Change of use and extension of an agricultural building to a residential dwelling, off Hall Lane, Odstone, Leicestershire

David Harris-Watkins
09.10.2023

Contents

1.0 Introduction.....	2
2.0 Background.....	2
3.0 Site Appraisal.....	3
3.1 Physical and Environmental Context.....	3
3.2 Social Context.....	5
3.3 Economic Context.....	5
4.0 Design Component.....	5
4.1 Use	5
4.2 Amount	5
4.3 Layout	5
4.4 Scale.....	5
4.5 Appearance & Materials	5
4.6 Landscaping and Biodiversity.....	6
4.7 Drainage Strategy and Flood Risk	6
4.8 Existing Building Condition and Schedule of Works Required	6
5.0 Access Component – Transport Assessment	7
5.1 Trip Assessment.....	7
5.2 Visibility Splays.....	7
5.3 Parking	7
5.4 Sustainable Transport.....	7
6.0 Planning Policy	7
6.1 National Planning Policy Framework.....	7
6.2 Hinckley and Bosworth Adopted Local Plan 2006 - 2026	9
6.3 Draft Local Plan 2020-2039.....	12
7.0 Heritage Statement.....	13
7.1 The Heritage Assets: English Heritage Listing.....	13
7.2 Impact Assessment.....	14
8.0 Conclusion	16

PLANNING STATEMENT

Including Design and Access Statement and Heritage Statement

1.0 Introduction

This statement has been submitted by Andrew Large Surveyors Ltd on behalf of the applicant *Brenda and Clifton Lampard Partnership*. This statement relates a minor application for the change of use and extension of an agricultural building to a residential dwelling (class C3 use) at; Barn off Hall Lane, Odstone, Nuneaton, CV13 0QS.

Alongside this statement the following documents are being submitted in support of the application:

- Site Location Plan
- Existing Site Plan
- Existing Elevations and Floor Plan
- Proposed Site Layout
- Proposed Elevations and Floor Plan
- Building Condition Report and Schedule of Works

2.0 Background

Historically the subject building and courtyard have been utilised for various different agricultural uses, most recently used for housing cattle. The building and courtyard are shown on historic mapping dating back to 1885, as can be seen below:



Leicestershire Sheet XXIX.NW, surveyed: 1885, Published: 1885

With the advancement of modern farming techniques and animal welfare standards, single storey red brick range buildings have become less suitable for modern farming, as such the building is now available for alternative uses. The proposed dwelling is to be for the applicant, allowing them to semi-

retire whilst remaining on the wider farm and still being at hand to assist when required. The proposed development is connected to the main farmstead by an unadopted track owned by the applicant.



Application Site in 1999

3.0 Site Appraisal

3.1 Physical and Environmental Context

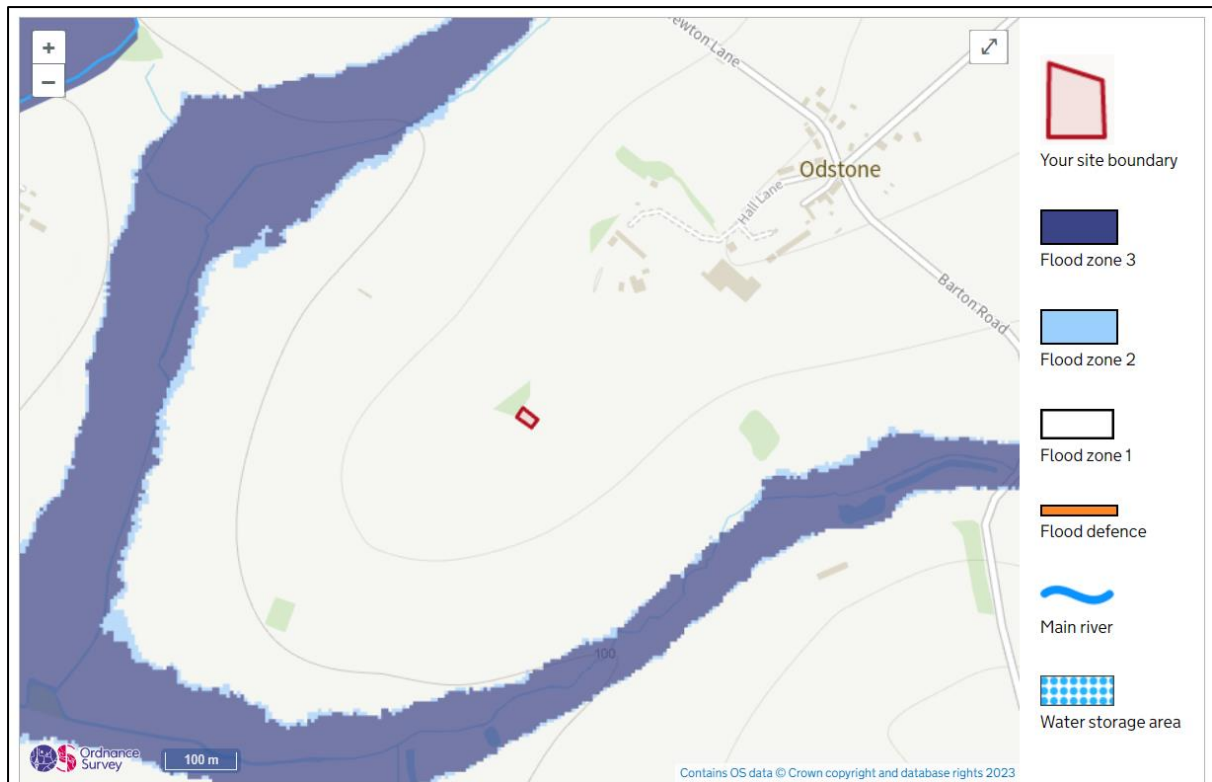
Barn Location:

Easting: 438922, Northing: 307489

The site is located outside of the village of Odstone in Leicestershire. It comprises a single storey red brick building set within a courtyard surrounded with a 2.3m high red brick wall. The wider site outside the courtyard are arable fields and a small block of mature woodland. The Root Protection Area's of the trees most likely to be potentially affected by the development have been plotted on the topographical survey data, and any development has been kept out of these areas to prevent any harm to their future integrity. A section of the access track from the main track connecting Hall Lane and Tivey's farm has been partially relocated and narrowed, to ensure no vehicles traverse over the RPA's and represent a betterment in terms of their protection.

The Proposed Site Layout also indicates proposed surface water and foul drainage, as well as proposed landscaping, which includes the planting of 180m of native species hedgerow.

The barn is located within Flood Zone 1, nor is at risk from surface water flooding:



3.2 Social Context

Red brick barn conversions can have multiple social benefits, both for the future occupants and the surrounding community. This is primarily in relation to the preservation of heritage; red brick barns and farmsteads are notable rural structures with significance for the local area. Converting them into usable spaces helps preserve the heritage of them whilst contributing to a sense of local cultural identity. Repurposing existing structures like red brick barns can also be more environmentally sustainable than building new homes, lessening their impact on the local area through the structures already being in place.

Barn conversions also increase housing options within the local area, helping to address housing shortages and providing more diverse styles of design in comparison with mass-built housing estates by large scale house builders.

3.3 Economic Context

The proposed development has both short and long-term economic benefits. In the short term it will provide work for those in the design and construction industries locally. Whilst in the long term it will add to housing stock and the future occupiers will use and contribute towards the future sustainability of services and facilities available locally, as well as contributing via additional council tax revenue.

4.0 Design Component

4.1 Use

The proposal is for the change of use and extension of an agricultural building to a dwellinghouse (class C3 residential use).

4.2 Amount

The existing building has a GEA of 84.3m².

The proposed building has a GIA of 115.0m² and a GEA of 140.6m².

4.3 Layout

The proposed building and extension are located entirely within the existing red brick courtyard, minimising the conversions effect on the countryside. The existing access track is proposed to be narrowed in one section and partially relocated in another to move it outside the RPAs of the mature trees in the block of woodland to the north.

Please see Proposed Site Layout for further details.

4.4 Scale

The existing buildings eaves and ridge height is 120.65 and 122.69 metres above sea level. The existing buildings is 4.87m and 2.79m from the ground at this point. The proposed extension has a subservient eaves and ridge height.

4.5 Appearance & Materials

The converted building will retain all its existing brickwork and roofing materials, the existing courtyard wall will also be retained. The extension will utilise matching red brick and tiles. The doors and windows will be timber casement stained a natural colour with the exception of the front door and utility door. Downpipes and guttering will be black UPVC but with cast iron effect.

Please see attached Proposed Elevations Roof Plan for further detail.

4.6 Landscaping and Biodiversity

The proposed development includes the planting of 180 metres of native species hedgerow and within the garden areas, the planting of amenity grassland. The remaining field in the red line site location plan will remain in agricultural production.

The existing site comprises an arable field as well as the existing building and courtyard, the built form does not extend beyond the courtyard other than the parking spaces. As the majority of the site is already built form or in arable production it is of little biodiversity value and its development including the landscaping scheme will result in a betterment. If the LPA require any additional planting or landscaping the applicants would be amicable to additions to the scheme.

4.7 Drainage Strategy and Flood Risk

The site is located in flood zone 1 and is not located in an area at risk of surface water flooding. The proposed drainage strategy is indicated on the Proposed Site Layout for both foul and surface water.

4.8 Existing Building Condition and Schedule of Works Required

The existing building has been maintained and repaired in accordance with Section 55 of the Town and Country Planning Act 1990 and in consideration of the Planning Practice Guidance Note on “When is Permission Required?”. As such the building is in good condition, all existing brickwork, roof tiles and structural timbers are in good condition and a site inspection by the planning officer will demonstrate this. As such all the existing structure will remain in place as part of the works.

Please see the following schedule of works required for the conversion:

1. Inspection of existing brickwork and tiles and repair/replace where necessary with matching materials. Minimal if any works expected.
2. Install new surface water and foul drains leading to new septic tank and soakaway respectively.
3. Dig out and lay concrete floor and strip foundations in locations of proposed south-western wall of extension and south-western wall of existing building to be bricked up. All other existing walls to remain in situ.
4. Erection of two above mentioned cavity walls, externally finished with matching red brick of same colour, size and weathering. Internal concrete block walls with rockwool insulation to current Building Control Specification.
5. Laying of damp-proof membrane. Celotex or similar insulation to be laid over with upstands to perimeter and with sand cement screed over.
6. Under draw ceiling and provide insulation in between purlins to Building Control Specification.
7. Provide window openings to existing walls.
8. Install insulation in between battens to existing walls to Building Control Specification
9. Build up internal stud walls.
10. Fix glazing units to window and door openings.
11. Install vapour barrier.
12. Build up stud partition internal walls off floor.
13. Install first fix electrical and plumbing services.
14. Fix insulated plasterboard to battens and skim over
15. First fix joinery
16. Second fix electrical and plumbing services
17. Second fix joinery

18. Internal decoration

Though *Hibbitt v. SSCLG [2016] EWHC 2853* is a key consideration in relation to “Class Q” developments under the Town and Country Planning Order 2015, if its key considerations of the difference between what is considered rebuilding and what is a conversion, are applied to the current proposal, the development is undoubtedly a conversion retaining all the existing elements of the structure.

5.0 Access Component – Transport Assessment

5.1 Trip Assessment

The proposed development will create a number of vehicle movements through its change of use into a dwelling, in assessment of its effect on the local highway network these can however be offset against those from its existing lawful use.

Though the building is no longer commensurate for farming practices for large animals or arable farming, the applicant has previously used the building and range for keeping cattle in during winter months. The building in its current situation could easily be utilised for the keeping of youngstock cattle, pigs or sheep, providing them with shelter from the elements. The range would also be suitable to utilise as a lambing shed during peak periods. Whilst in use for housing livestock the building would generate at least two vehicle trips (4 movements) per day, one in the morning and one in the evening, to check the stock. During times of animals falling unwell and during peak periods such as lambing, which the building could be utilised for, the building could create 10+ vehicle trips (20 movements) per day. The moving of stock to and from the building, as well as the delivery of feed stuffs and bedding would also create more vehicles movements, including those with larger vehicle types including tractor and trailer.

5.2 Visibility Splays

The subject property is accessed off a private track owned by the applicants that provides access from Hall Lane to Tiveys Farm. The access point onto Hall Lane is essentially the last property on Hall Lane’s dead end (for public vehicles). Hall Lane is single width, and the access point has forward visibility in excess of the 43m required for a 30mph road by the Leicestershire Highways Design Guide.

5.3 Parking

The proposed development is for a 3-bedroom property and therefore requires 2 parking spaces to be in accordance with the Leicestershire Highways Design Guide standard. These are demonstrated on the accompanying Proposed Site Layout. Their turning head allowing them to enter and exit the site in a forward gear and access track are shown outside of the RPA’s of nearby trees.

5.4 Sustainable Transport

In terms of sustainable transport, the proposed development includes EV charging. The proposed dwelling is for the applicant to semi-retire too. Access is provided to the main farmstead via the privately owned track without their being need to go onto the public highway. The privately owned track also forms part of the Ivanhoe Way, giving access to the wider public footpath network.

6.0 Planning Policy

6.1 National Planning Policy Framework

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities

for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

The proposed development will allow the applicant to remain within the parish and on the farm. The creation of a dwelling will also help contribute to the viability of existing services and facilities in nearby villages.

80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*
- e) the design is of exceptional quality, in that it:*
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

The proposed development is for the re-use of an under used building on the farm, its conversion will both enhance its immediate setting and protect the building from deterioration.

11. Making effective use of land

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

120. Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and*
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.*

The proposed development is for the re-use of an existing building, whilst also diversifying the type of housing stock within the district. The proposed surface water drainage strategy will result in a betterment to the current run off rate, especially so as the existing buildings hard surfacing has no

formal drainage. The proposed hedgerow and planting of amenity grassland, where there is currently an arable field, will also result in betterment in terms of biodiversity.

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The proposed development is all located within the confines of the existing red brick courtyard. As can be seen on the historic mapping noted in section 2.0 of this report, the building and courtyard have formed part of the local landscape for many years. The sympathetic conversion, with extension allowing it to be more comfortably operated as a dwelling, will preserve the building and courtyard for years to come. Of the proposed extensions, only the pitched roof will be visible beyond the existing courtyard dimensions, and this like the other elements of the proposed design, utilise the same materials as found in the existing building.

6.2 Hinckley and Bosworth Adopted Local Plan 2006 - 2026

6.2.1 Site Allocations and Development Management Policies 2006-2026

DM4 Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or*
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or*

- c) *It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or*
- d) *It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or*
- e) *It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.*

and:

- i. *It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii. *It does not undermine the physical and perceived separation and open character between settlements; and*
- iii. *It does not create or exacerbate ribbon development;*
- iv. *If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and*
- v. *If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21*

The proposed development adheres to criteria b) of the policy DM4 as it is for the change of use and extension of existing buildings which will lead to an enhancement of its immediate setting, through the sympathetic conversion of the building and its long-term preservation, and through the implementation of the proposed landscaping scheme.

All development is located within the confines of the existing courtyard therefore the intrinsic value, beauty, open character and landscape character of the countryside will not be affected. It also does not create or exacerbate ribbon development. The site is also not located in a green wedge or within the National Forest.

DM10 Development and Design

Developments will be permitted providing that the following requirements are met:

- a) *It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;* - The nearest residential property is excess of 200m from the property and its amenity will not be affected through the construction phase of the development nor on completion of the building following the change of use to a dwelling.
- b) *The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;* - The site will solely be in residential use of the future occupiers
- c) *It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;* - The proposed development retains the entirety of the existing structures and includes a sympathetic extension replicating the existing design and materials used in the original building.
- d) *The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;* - As per criteria c)
- e) *It incorporates a high standard of landscaping where this would add to the quality of the design and siting;* - Please see the attached landscaping scheme
- f) *It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;* - The proposed design and construction of the change of use and extension will include insulation and other energy conservation methods to ensure the building meets current building regulations.

- g) *Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;* - EV charging points are provided for the parking spaces
- h) *An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;* - The proposed development includes sustainable drainage scheme and also maximises permeable surfaces through the use of permeable materials for the parking area and internal landscaping of the courtyard.
- i) *It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.* – The proposed developments construction will meet current fire safety standards.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

DM15 - Redundant Rural Buildings

Proposed development outside the settlement boundary for the re-use and/or adaptation of redundant or disused rural buildings will be supported where:

- a) *The applicant demonstrates the building is no longer viable in its current use; and* – As highlighted in section 2.0 red brick ranges are no longer the most suitable buildings for modern agricultural practices.
- b) *The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and* – The proposed development is structurally sound as is demonstrated in the attached building condition report, and all the existing elements of the building will be retained as part of the development. The additions are primarily in relation to the construction of the pitched roof over the extension, the south-western wall of the extension (all the other walls are already in situ) and the addition of doors and windows into the existing structure. All other works will be internal. A schedule of works is provided in section 4.8 of this report demonstrating that none of the existing building will be rebuilt. Minimal new openings are to be made in the existing red brick walls with the existing doorways to be utilised, and the majority of windows to be located on the walls facing into the courtyard which are to be constructed. The building therefore will retain as much of its original agricultural character as possible. Please see the submitted Building Condition Report for further details.
- c) *Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and* – The proposed extensions are all located within the courtyard and are therefore well within the existing curtilage of the building. They will also utilise subservient eaves and ridge height so are to scale with the existing building. The sympathetic extension will not encroach the built footprint on the countryside in any way.
- d) *The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.* – The subject building is not listed nor located within a conservation area. The development retains all the existing elements of the building and will utilise matching materials for the extension.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

The proposed development will preserve the existing building and maintain its condition, whilst the proposed landscaping scheme will improve the immediate setting of the area around the building.

DM17 Highways and Transportation

Development proposals will be supported where they:

- a) Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services;*
- b) Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;*
- c) Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement;*
- d) That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised;*
- e) Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe.*

Where appropriate, improvements will be required to be undertaken to the highways and transportation network to limit any significant impacts arising from the development (taking into account cost effectiveness).

All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority.

The proposed development is for the applicant to semi-retire too. The site is located within the 'ring fence' of the applicant's land, and the access track provides access to the main farmstead without the need to traverse on the public highway. The development also has provision for EV charging. As such the development cannot be considered to have a severe impact on the transport network.

DM18 Vehicle Parking Standards

All proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design. Any development will be expected to provide disabled parking provision.

Developments within Hinckley Town Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.

The proposed dwelling is a three-bedroom dwelling, and the proposed site layout has 2 parking spaces and is therefore in accordance with the parking standards of the Leicestershire Highways Design Guide.

6.3 Draft Local Plan 2020-2039

PMD04 Redundant Rural Buildings

Development outside the settlement boundary for the re-use and/or adaptation of redundant or disused rural buildings will be supported where:

- a) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and*
- b) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and*
- c) The proposed development accords with Policies PMD01, HE01 and HE02*

All development proposals for the re-use and/or adaption of redundant rural buildings should result in the enhancement of the immediate setting.

The policy is a like for like replacement of policy DM15 and therefore the proposed development is in accordance with the criteria also.

HO08 New Housing in the Countryside

In the countryside new residential development will only be supported where it is for:

a) housing to meet the needs of a rural worker(s), providing that

- It is essential for one or more workers to live at, or be in close proximity to, their place of work to ensure they are readily available at most times for the effective operation of an agricultural, forestry or similar land-based rural enterprise; and*
- There is evidence the rural enterprise is viable and has a clear prospect of remaining so for the foreseeable future; and*
- There are no available existing dwellings or buildings suitable for conversion to residential use on the site of the enterprise or within close proximity of the enterprise; and*
- The proposed dwelling is of a size and scale appropriate to the proper functioning and needs of the rural enterprise; and*
- The permitted dwelling is subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full time basis*

b) the rebuilding or replacement of an existing dwelling where it leads to an enhancement of the character and appearance of the area and is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage

c) housing in accordance with policy HO10 Rural Exception Sites

d) the subdivision of an existing dwelling

e) the re-use of redundant or disused buildings which enhances the immediate setting, in accordance with policy PMD04 Redundant Rural buildings

f) a dwelling of exceptional design quality in that it is truly outstanding or innovative, and would significantly enhance its immediate setting, and be sensitive to the defining character of the local area.

The proposed development adheres to criteria e) and is in accordance with policy PMD04.

7.0 Heritage Statement

The site is accessed from Hall Lane, 2 properties sit in proximity of the site access on Hall Lane that are listed properties. These are Odstone Hall and Ivy House Farm, they are 200m and 360m away from the building proposed to be converted.

7.1 The Heritage Assets: English Heritage Listing

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1294881

Date first listed: 26-Feb-1981

Date of most recent amendment: 26-Feb-1987

List Entry Name: ODSTONE HALL

Statutory Address 1: ODSTONE HALL, HALL LANE

Statutory Address: ODSTONE HALL, HALL LANE

County: Leicestershire

District: Hinckley and Bosworth (District Authority)

Parish: Shackerstone

National Grid Reference: SK3908207672

Details:

SK 30 NE SHACKERSTONE HALL LANE Odstone 2/87

26.2.81 Odstone Hall

II

House, latterly farmhouse. Probably C17 but remodelled in the later C18. Red brick (Flemish bond) front to timber framed and brick rear ranges. Hipped slate roof and brick end stacks to left. 3 storeys with modillion eaves cornice; reduced proportions to second floor. 2:2:2 window front with pedimented centre bay breaking forward slightly. Glazing bar sashes with rusticated lintels and raised key blocks. Venetian window to first floor centre with pediment above central light. Tripartite window to second floor centre. Central 6-panel door with flanking Doric columns and open pediment over a fanlight. The door is flanked by narrow round-headed sashes. Behind this C18 front is an irregular huddle of C17 and C18 wings; most of the rear windows are casements with segmental heads. Some graded Swithland slate roofs. Interior: C17 open-well staircase with turned balusters, roll-moulded hand rail and foot newel with ball finial in the entrance hall. The stair well and entrance passage which leads to the kitchen both have plaster wall panels with moulded surrounds. In the right hand front room is a pair of cross beams with plaster panelling and coats of arms, an C18 fireplace with moulded surround, and a panelled dado. Exposed timber framing in the rear rooms.

Listing NGR: SK3908207672

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1074208

Date first listed: 10-Aug-1989

List Entry Name: IVY HOUSE FARM

Statutory Address 1: IVY HOUSE FARM, HALL LANE

Location

Statutory Address: IVY HOUSE FARM, HALL LANE

County: Leicestershire

District: Hinckley and Bosworth (District Authority)

Parish: Shackerstone

National Grid Reference: SK 39209 07731

Details

SK 30 NE SHACKERSTONE HALL LANE (south-east side) 2/88 Odstone

Ivy House Farm

II

Farmhouse. Early to mid-C18. Red brick; plain tile roof, hipped to left and brick ridge stack off centre to left. L-shaped plan, with lobby entry to main range. 2-storeys with first floor band. Regular 3-window front. C20 casements within C18 openings with segmental heads. Central 6-panel door, the upper 2 panels glazed, within a segmental-headed opening. The upper part of which has been blocked. Rear wing to left.

Listing NGR: SK3920907731

7.2 Impact Assessment

This impact assessment utilises the non-exhaustive checklist given in the Historic England guidance *Setting of a Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*, assessing the impact of the development site currently on the significance of Odstone Hall and Ivy Hall Farm, along with its impact post development.

Location and siting of development

- *Proximity to asset* – Odstone Hall sits 200m from the building proposed to be converted and Ivy House Farm sits 360m away.
- *Position in relation to relevant topography and watercourses* – The heritage assets sit to the northeast of the site where the access connects to the public highway. The ground is relatively level between the properties.
- *Position in relation to key views to, from and across* – The development site is located adjacent to an existing mature block of woodland and is generally set away from the main backdrop of Odstone village.
- *Orientation* – The proposed developments northeastern elevation will face towards the heritage assets however both assets have either modern steel portal frame buildings or mature trees and vegetation blocking views of the subject building to be converted.
- *Degree to which location will physically or visually isolate asset* – The site sits a considerable distance from the asset that will not physically or visually isolate it.

Form and appearance of development

- *Prominence, dominance, or conspicuousness* – The development is for the change of use of an existing building and the elements that comprise its extension are located internal of the existing courtyard.
- *Competition with or distraction from the asset* – The proposed development is situated a significant enough distance away from the asset to impact on it in this regard.
- *Dimensions, scale and massing* – The works are for a conversion with the extension located within the existing courtyard, the proposal is therefore of appropriate scale and massing of the existing building.
- *Proportions & Visual permeability (extent to which it can be seen through), reflectivity* – The building is not visually permeable, but it is an existing building so will not affect views of the heritage assets.
- *Materials (texture, colour, reflectiveness, etc)* – The existing structure will remain entirely in place whilst the proposed extension will utilise matching materials, so will in keeping.
- *Architectural and landscape style and/or design* – The proposed extension is in keeping with the existing architectural style of the building.
- *Introduction of movement or activity* – The proposal will not lead to a significant increase in vehicle movements via the access as is demonstrated in section 5.1 of this report.
- *Diurnal or seasonal change* – There will be no diurnal or seasonal change to the setting of the asset caused by the development.

Wider effects of the development

- *Change to built surroundings and spaces* – The proposal is for the change of use of an existing building so will not effect surroundings and layout of built form of the area.
- *Change to skyline, silhouette* – Only the extensions pitched roof will protrude beyond the existing courtyard dimensions, which is lower than the height of the existing buildings, there is also significant screening to both heritage assets as such there will no adverse effect.
- *Noise, odour, vibration, dust, etc* – The proposed development will reduce the noise, odour and dust generated by the existing use as agricultural. Most recently having been used for keeping livestock.
- *Lighting effects and 'light spill'* – No external artificial lighting is proposed.
- *Change to general character (eg urbanising or industrialising)* – The development is for the conversion of an existing rural building retaining its agricultural character, the access passing near the entrances to the heritage assets will remain unchanged.

- *Changes to public access, use or amenity* – There will be no change to public access.
- *Changes to land use, land cover, tree cover* – The site will change from agricultural to residential use. There are a number of barn conversions located on Hall Lane, including a range set within the original grounds of Odstone Hall, as such the use and development type is considered acceptable. No trees will be removed or will be harmed as part of the development, with the access track (off the main track) to be amended to protect their future integrity by being located outside of the trees RPA's.
- *Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc* – There will be no change to the access and the traffic movements generated by the use as a dwelling are offset against those the building would generate for housing livestock.
- *Changes to ownership arrangements (fragmentation/permitted development/etc)* – There will be no change to the current ownership arrangement.
- *Economic viability* – The proposal will not affect the economic viability of the heritage assets and as a project will generate short term economic benefits through providing work locally in the design and construction trades. In the long term it will contribute towards diversifying the current local housing stock and the future occupants contributing towards the sustainability of nearby services and facilities.

Permanence of the development

- *Anticipated lifetime/temporariness* – The proposal is permanent.
- *Recurrence* – N/A
- *Reversibility* – The development would be reversible but only with considerable works.

In review of the proposed developments impact on the heritage asset based on the aforementioned criteria it is considered the development will have “no harm” on the heritage assets.

8.0 Conclusion

The proposed development will allow for the retention and sympathetic conversion of an attractive red brick range that has formed part of the local landscape for many years. With all development occurring within the existing courtyard, and all elements of the existing building and structures remaining. The existing access will be amended in order to ensure that the RPA's of nearby mature trees will not be encroached upon, protecting their future integrity. The proposal will also not have a severe impact on the local highway network and will result in “no harm” on the heritage assets that are located on Hall Lane. The proposed development therefore adheres to both local and national planning policy, having economic, social and environmental benefits and therefore is considered sustainable development and consequently should be assessed positively in the planning balance and approved without delay.

Signed.....

David Harris-Watkins BA(Hons) PgD MRICS

Undersigned.....

Andrew Large BSc MRICS MCAAV