

From: PF - Chief Executive Conservation <Conservation@hinckley-bosworth.gov.uk>
Sent: 01 October 2026 16:40:55 UTC+01:00
To: "Sophie Iliffe" <Sophie.Iliffe@hinckley-bosworth.gov.uk>
Cc: "Planning Application Comments" <planningapplicationcomments-pf@hinckley-bosworth.gov.uk>
Subject: 26/00760/HOU Conservation Officer comments

Hi Sophie,

Thank you for consulting me on this application.

There are some material differences between this current proposal and the previous refusal (ref 25/01222/HOU) which include a reduction in footprint and an altered design. The siting of the garage is generally the same.

In my opinion the key material consideration for determining this application is the assessment of the Planning Inspector who dismissed the previous scheme. Key references from the appeal decision in regards of the setting the context and assessing the impacts of the proposal upon the nearby grade II listed building The Old Farmhouse include:

Para 4: The appeal site is located in the countryside, in a rural and predominantly agricultural landscape, close to the junction of Bosworth Lane and Bosworth Road with Ashby Road, which is a main north-south traffic route (the A447). There is a small cluster of buildings at the road junction, including the development at Boston Sidings. 'The Old Farmhouse' occupies the corner of Bosworth Road and Ashby Road, with a courtyard behind 'The Old Farmhouse' where new residential properties have been created (accessed from Boston Sidings). 'The Old Farmhouse' is listed (Grade II) as a "building of special architectural or historic interest".

Para 5: Boston Sidings is a modern redevelopment scheme that incorporates the buildings at the rear of 'The Old Farmhouse' but which has an overtly modern character. The new buildings are primarily faced with vertical oak cladding and, while most of the buildings have steeply pitched slate roofs, the houses at numbers 1 and 2 Boston Sidings have shallow barrel-vaulted roofs, echoing the design of large "Dutch barn" agricultural buildings. The layout is irregular in pattern, again reflecting the site's history. The design has plainly been conceived as a whole and it makes an impressive contemporary architectural statement.

Para 18: The new garage would be some distance away from 'The Old Farmhouse', however. It would not obviously figure in the immediate setting of this listed building, nor would it affect the courtyard at the rear which is more obviously associated with the historic use of the site. Nor would the open land opposite the listed building, which is important to its setting, be affected.

Para 19: The high design quality of the development at Boston Sidings may be said to enhance the setting of 'The Old Farmhouse', albeit in a way that reinterprets historical features in a contemporary style. Thus, although the proposed garage would not itself have a direct impact on the setting of the listed building, the quality of the development at Boston Sidings as a whole, is still relevant.

Given the inspectors findings that a proposal for a larger garage on the same site would not have an impact on the significance of the Old Farmhouse, in my opinion it should be concluded that a development of reduced scale and slightly differing design will also have no impact upon the significance of the listed building. The proposal would therefore preserve the significance of the listed building and comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD Chapter 20 of the National Planning Policy Framework, and the statutory duty within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. I make no comments if the revised proposal complies with the relevant design policies contained within the Local Plan and NPPF.

I hope these comments are of use.

Many thanks,

Paul Grundy

Senior Planning Officer (Conservation and GIS)

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-----Original Message-----

From: planning@hinckley-bosworth.gov.uk <planning@hinckley-bosworth.gov.uk>

Sent: 01 September 2026 14:48

To: PF - Chief Executive Conservation <Conservation@hinckley-bosworth.gov.uk>

Subject: Planning Application Consultation for HBBC Conservation ref 26/00760/HOU

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