

Delegated Report

Planning Ref: 24/00212/LBC
Applicant: Ms Nicole Bains
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Ravenstone House, Ravenstone Farm, Main Street

Proposal: Replacement windows.

1. Recommendations

- 1.1. **Grant listed building consent** subject to:
- Conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. This application seeks listed building consent at Ravenstone House, Ravenstone Farm, Main Street for the replacement of three windows. These are the two top floor windows on the front elevation and one first floor bathroom window on the rear elevation.

3. Description of the Site and Surrounding Area

- 3.1. The application site is a dwelling located along Main Street in Higham on the Hill. This site lies within the settlement boundary of Higham on the Hill.
- 3.2. The site is Grade II listed. The listing describes the building as: 'House. Late C18. Red brick; slate roof; brick end stacks. 3 storeys with brick eaves cornice. Regular 3 window front, narrower in centre; large early C20 casements with blind segmental heads to ground and first floors. Central flush panel door with transom light over.'

4. Relevant Planning History

06/00822/FUL	Conversion of farmhouse and outbuildings into four dwellings and erection of garage block.	FUL	20.10.2016
--------------	--	-----	------------

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. No letters of representation were received.

6. Consultation

- HBBC Conservation Officer – condition recommended.
- Historic England – no comment.
- Higham On The Hill Parish Council – no comment.

7. Policy

7.1. 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

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues

- Impact upon the Grade II Listed Building and its setting

Impact upon the Grade II Listed Building and its setting

- 8.2. Numbers 20 and 20A are a grade II listed 18th century dwelling. The building has historical and architectural interest which contributes to its significance. The proposal is for the replacement of two top floor windows on the front elevation and one first floor bathroom window on the rear elevation.
- 8.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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's setting and any features of special architectural and historic interest which it possesses.
- 8.4. Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD seek to protect and enhance the historic environment and heritage assets. If the impact of any proposal causes harm to a heritage asset the benefits of the proposal must outweigh any harm caused, and all proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building.
- 8.5. Section 12 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 132).
- 8.6. The HBBC Conservation Officer stated that *"the top floor windows on the front elevation and one top floor window and the bathroom window on the rear elevation are in a very poor condition, despite continued effort at their maintenance, so for this reason along with these particular windows not being as historically significant as others across the building then is likely sound justification for their replacement."*
- 8.7. The applicant has not submitted specific drawings detailing the window designs and specifications. The HBBC Conservation Officer is content with the general principle of their replacement on the like for like match in terms of design, material and opening type. As such, a condition will be added stating suitable specification be submitted for approval prior to the commencement of the works.

- 8.8. Overall the works are compatible with the significance of the building and therefore the proposal complies with Policies DM11 and DM12 of the SADMP, section 12 of the NPPF and the statutory duty of Section 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- 10.1. Alterations to listed buildings are acceptable in principle if it can be demonstrated that the proposal would not detract from its architectural or historical character. By virtue of the design and appearance of the scheme together with the proposed use of sympathetic materials and finishes the proposal would preserve the architectural and historical character and setting of the Grade II listed building. The proposal would be in accordance with Policies DM1, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document and the overarching principles of Section 12 of the NPPF. The proposal is therefore recommended for approval subject to conditions.

11. Recommendation

- 11.1. **Grant listed building consent** subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

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

- Proposed Elevations Drg No. RAVEN-PS24-02 B;
- Window Schedule Drg No. RAVEN-PS24-03 B.

All received by the Local Planning Authority on 28/05/2024.

Reason: To define the permission for the avoidance of doubt and to preserve the architectural and historic character of the building in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document.

3. Prior to their installation a detailed specification for each new window shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details.

Reason: To preserve the special interest of the building in accordance with the requirements of section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 and in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3. **Notes to Applicant**

1. 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 or call 0116 272 7533.