

Conservation Officer comments for: 26/00468/FUL

Proposal: Retrospective change of use of part of an agricultural building to stables, a manège, and change of use of land to paddocks at Little Mulberry

Site: Little Mulberry, Upton Lane, Stoke Golding

Date Submitted: 26/08/2026

Ashby Canal Conservation Area is located along the eastern boundary of the field within which the building, menage and change of use is proposed so the application is considered to be located within the wider setting of the canal as a designated heritage asset. The Ashby Canal Conservation Area Appraisal (2009) identifies that despite its industrial origins the Ashby Canal has a semi-rural character as it meanders through the west Leicestershire countryside. Such a character is apparent along the boundary to the application site, with a band of established vegetation flanking the canal towpath and providing a strong visual screen.

The proposal is for the use of part of a building for stables, a separate menage and using the land for paddocks. The stables would be located within an existing building of rectangular plan consisting of a steel frame construction with concrete paneling and timber cladding to the walls and a metal sheet roof. The building is of a relatively modest scale, has a functional appearance typical of a modern agricultural building, and is closely related to the other structures upon the site, all of which predominantly have a functional character. The menage and paddocks, although equestrian in use, would be generally reflective of the semi-rural character of the canal's setting. The existing vegetation along the eastern boundary of the site and adjacent to the canal towpath would be unaffected by the proposal. Whilst there are views of the application building and the site from the canal towpath through occasional gaps in the hedgerow, for the above reasons it is considered that the proposal would represent a minimal and negligible change within the wider setting of the Ashby Canal Conservation Area, resulting in no meaningful adverse impacts upon its special interest and thus preserving its heritage significance. The proposal therefore complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD and Chapter 20 of the National Planning Policy Framework.