Reference: **08/00412/FUL**

Applicant: **Shropshire Land Company**

Location: **Desford Hall, Leicester Lane, Desford**

Proposal: **INSERTION OF GLAIZED SCREENS TO ARCHED SIDE ENTRANCES AND REVISED INTERNAL LAYOUT.**

Introduction: -

This is a new building, which is being constructed in the rear grounds of Desford Hall, which is a Grade II listed building. The building is sited in the countryside adjacent to Leicester Lane. Planning Consent has already been granted for this new building and the current proposal is to glaze the two arched entrances and modify the plan of the offices to simplify the office / toilet layout. This will improve the letability of the office suites. A new glass canopy will be sited at first floor on the glass screen.

History:

05/00573/FUL Demolition of outbuildings and erection of new office building. Approved 14:10:05

Consultations:

No response has been received from:

Leicestershire Historic Building Panel

The Georgian Group

The Victorian Society

The Society for the Protection of Ancient Buildings

The Director of Environment and Heritage Services (Archaeology)

English Heritage does not wish to comment on the application.

Site and Press Notice were displayed and neighbours notified but no letters have been received.

Development Plan Policies: -

National Policy

Planning Policy Guidance Note 15

Local Plan Policies

BE1 Design and Siting of Development

BE5 The setting of a Listed Building

NE5 Development in the Countryside

Appraisal

Design and siting

The approved office plan has been modified and the staircases reduced from 5 to two and these have been relocated into the pedestrian routes through the building. These have now been enclosed with full height glass screens. The new glazed screens will have limited impact on the appearance of the approved scheme. The screens themselves are much lighter in design than was originally proposed and is an improvement. In addition the proposal will create a much improved office suite arrangement, which will improve the building's letting potential. The approved floor space is 957 sq metres and the enclosure of the 2 pedestrian access routes will increase the area of the building by 96 sq metres to 1053 sq metres in total for both Desford Hall and the new building. Four additional car parking spaces have been provided to accommodate the additional space.

The setting of the Listed Building

The general appearance of the office building will not change because all the major features are retained. The garden area has been slightly modified to incorporate apace for three parking bays and this has had a negligible effect. On balance the proposal will have negligible impact on Desford Hall, the listed building.

Car Parking

The approved scheme provided 95 standard car parking spaces and 2 disabled spaces. The current proposal indicates that 99 standard spaces and 2 disabled spaces will be provided.

Conclusion

These proposals will have limited impact on the approved scheme and are acceptable.

RECOMMENDATION: Permit subject to the following conditions:

SUMMARY **OF DECISION** – The proposal is in conformity with Policies BE1, BE5, NE5 and T5 of the Hinckley and Bosworth Local Plan. Planning Permission is granted subject to conditions:

1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Notwithstanding the submitted drawings, detail drawings of the new glazed screens shall be submitted to the local planning authority for written approval. The work shall be implemented in accordance with the approved drawings.

3 The landscaping scheme shown on the approved drawings 06-20/02F & 03B shall be implemented during the next planting season following the first occupation of the offices.

REASONS: -

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990

2 In the interests of the appearance and character of the Listed Building to accord with policies BE3 and BE5 of the adopted Hinckley and Bosworth Local Plan.

3 To ensure the work is carried out within a reasonable period and thereafter maintained to accord with Policy BE1 of the adopted Hinckley and Bosworth Local Plan

Notes to applicant: -

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the work, the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for with a separate application may be required. You are advised to contact the Building Control Section.

3 The applicants attention is drawn to the outstanding conditions in relation to application 05/00573/FUL particularly in relation to Conditions 5, 6 and 7.

4 The approved drawings are 2287/201, 202, 203,204,205, 207, 208, and 06-20/02F, 2A and 3B