

From: Paul Grundy <Paul.Grundy@hinckley-bosworth.gov.uk>
Sent: 06 November 2025 23:06:55 UTC+00:00
To: "Zahra Jam-Rotbeh" <Zahra.Jam-Rotbeh@hinckley-bosworth.gov.uk>
Cc: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: 25/00924/CONDIT Conservation Officer comments

Hi Zahra,

Sorry it has taken a while but I've now been able to review this CONDIT application which seeks to vary condition 3 of 25/00545/HOU and include a dormer window to the rear elevation of Bluebell Cottage, Yew Tree Farm, Occupation Road, Nailstone.

Despite its appearance Bluebell Cottage was constructed in recent times (around a decade ago). It has a linear form and design to reflect the character of a barn conversion, with it forming part of the wider Yew Tree Farm complex which is located immediately to the north and east across a shared courtyard. The original Farmhouse and barn within the north-eastern corner are located within the Nailstone Conservation Area. Due to the appearance of Bluebell Cottage it sits comfortably within the Farm complex which comprises of the Farmhouse and other converted and extended former farm buildings, and as such it is a positive presence within the setting of the conservation area.

25/00545/HOU has permitted a rear extension which when implemented will provide the dwelling with a L-shaped plan form which is not uncharacteristic of an agricultural type building. The approval originally proposed for dormer windows to all elevations, but during the determination of the application amendments were agreed to limit the dormers to the side elevations of the approved rear extension only to retain the character of the original dwelling and be in accordance with the Good Design Guide. Reference is made to the section on converting agricultural buildings, in that:

The roofline is often one of the most visually prominent parts of an agricultural building in the landscape. A key characteristic feature of agricultural buildings is a long, unbroken, roof profile. It should retain this character. In general: Avoid features such as dormer windows. Not only are these domestic in appearance but significantly alter the shape and profile of the roofline.

Whilst the visual impacts upon the original dwelling and the wider area (including the conservation area with the dwelling being in its setting) from this CONDIT application would in my opinion generally be quite limited, it could be considered that the flat roofed dormer window as proposed on the rear elevation of the original dwelling would be an incongruous and uncharacteristic feature. It would not likely follow the guidance as provided in the Good Design Guide and also contradict with the agreed amendments secured during the determination of the permission 25/00545/HOU where a dormer (although of a different form) was removed from the proposal due to concerns about the adverse impact it would have on the character of the dwelling. Therefore, in my opinion this proposal should also be resisted, however I'd be interested to know your thoughts and whether you reach the same or a different conclusion?

Many thanks,

Paul Grundy

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