

Delegated Report

Planning Ref: 25/00093/LBC
Applicant: Mr Simon Bennett
Ward: Burbage Sketchley and Stretton



Hinckley & Bosworth
Borough Council

Site: Manor House, Church Street, Burbage

Proposal: Removal of internal walls, level floors between rooms, changes to windows and doors, dry line internal walls and creation of kitchen in the south east corner room

Case officer: Gwion Russell (Planning Officer)

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 for various internal and external alterations, specifically to the internal wall configuration, insulation provision of the building and some fenestration alterations.
- 2.2. The proposed works include the removal of the internal wall between the kitchen and office to create a larger space, along with levelling the floors between these rooms; a partial removal of the wall between the kitchen and hallway; the removal of a wall between two outbuildings to form a new sitting room, with floors levelled throughout; Internal walls will be dry-lined to reduce heat loss.
- 2.3. External changes include converting an existing window opening at the front elevation into a pedestrian doorway and creating a new window opening adjacent to it. A new kitchen will be installed in the south-east corner room, and the rear room will be partitioned to form a separate office and utility area. One window on the front elevation will be replaced to match the style of the existing windows.
- 2.4. This application solely seeks consent for works that affect the heritage value of the building. It does not grant planning permission for the subdivision of a single residential unit into two separate dwellings.

3. Description of the site and surrounding area

- 3.1. Given its rich history and heritage value, the Grade II listed Manor House is now a two-storey residential dwelling with a varied principal frontage set along two differing terraced units previously merged/adjoined into one residential unit. The right-most unit is regressed in comparison to the left-most unit, forming a staggered frontage.
- 3.2. The front elevation, which is the most visible from the highway, features a combination of historical architectural elements that contribute to its character. The ground floor includes a series of decorative glazed doors and windows on the left, accompanied by a single adjacent door. Centrally positioned to the end-terraced

dwelling element is the main entrance, framed by a projecting porch canopy and flanked by two windows with lattice detailing (the left window being a box-bay window).

- 3.3. The first floor comprises a total of nine windows of differing dimensions, three of which are positioned symmetrically above the ground-floor windows and entrance on the end-terrace element. The fenestration on the left-most elevation of the property is not as symmetrical with differing window dimensions and varied (non-symmetrical) locations.
- 3.4. The roofline is articulated with height variations across different sections, with a dual-pitched section to the left front elevation and a hipped structure to the right front elevation. The building itself is finished in a historic red brick with white fenestration detailing.
- 3.5. The property is situated along Church Street, Burbage on a corner plot within its settlement boundary. The property is situated centrally within Burbage Conservation Area and forms part of a historically significant streetscape characterised by the focal point, St. Catherine's Church, immediately to the north of the application site. In addition, Church Street which is a popular through route from Hinckley to Burbage contains several buildings of significant heritage value.
- 3.6. Historic England describes the site as:

'House. C17, clad in C19. Red brick cladding with moulded brick eaves cornice to plain tile roof with some Swithland slates at eaves. Shallow projecting hipped wing to left. Large brick stack to left and brick end stack to right. 2 storeys. Irregular 4 window front including single casements on end of wing; 3-light casements, in segmental-headed surrounds on ground floor. Large iron framed casements with lozenge glazing. Pair of hipped-roof square bays on ground floor flanking raised panelled door in timber weather-porch with hipped roof. 2-storey C19 block projecting forward at left continuing to become head of carriage archway (to farmyard behind) at far left, with tall boarded doors.'

- 3.7. The Burbage Neighbourhood Plan describes the history of the site as:

'[A] historical development of Burbage centred upon the Manor House and St Catherine's Church with occasional farmsteads and large houses on outlying roads.'

'Surviving buildings, structures and spaces related to the development of Burbage and Sketchley, together with ridge and furrow landscape, provide a high quality and distinctive historic environment that is rich in character and reinforces a sense of place.'

- 3.8. The site itself is an Early Modern 17th Century Tudor-style building, which has had a number of alterations detailing varied historical architectural elements since its original construction. The building, however, retains many of its original architectural features, including white timber softwood windows with 17th Century detailing, internal beams and red clay bricks and contributes significantly (and positively) to the character and appearance of the local area. The site includes various levels of vegetation and foliage to the property frontage and a mixture of soft and hard boundary treatments – some of these feature steel crosses used historically to prevent wall bulges.

- 3.9. Internally, the layout comprises various living spaces to the frontage (which were historically used for entertaining guests) and any serviceable areas, i.e. the utility room, toilet, study and kitchen to the rear of the property, as is typical of Tudor buildings.

4. Relevant planning history

00/00121/TPO

- REDUCTION IN OVERHANG AND REMOVAL OF TWO LIMBS OF 1 NO ACCACIA AND 1 NO BEECH TREE
- TPOCAP
- 15.03.2000

01/00052/TPO

- LOPPING OF FOUR BEECH TREES
- TPOCAP
- 20.02.2001

02/01208/TPO

- REMOVAL OF ONE TREE
- TPOCAP
- 14.11.2002

13/00061/TPOCA

- WORKS TO TREES
- TPOCAP
- 25.02.2013

15/00552/FUL

- ALTERATION TO EXISTING BOUNDARY WALL TO FORM NEW VEHICULAR ACCESS
- PER
- 27.07.2015

15/00553/LBC

- ALTERATION TO EXISTING BOUNDARY WALL TO FORM A NEW VEHICULAR ACCESS
- LISTED
- 27.07.2015

16/00016/TPOCA

- REMOVAL OF TREE
- TPOCAP
- 24.02.2016

20/00031/TCA

- CROWN REDUCTION TO ACACIA AND MAPLE
- DTM
- 13.02.2020

21/00573/TCA

- RED CEDAR G1 - CONSIDER REMOVAL
- BEECH TREE - T2 TO FELL TO GROUND LEVEL

- LAUREL HEDGE G3 - REDUCE BY 6 METRES
- HORNBEAM T5 - PRUNING
- DTM
- 15.07.2021

22/00761/TCA

- BEECH TREE - (T1) - OVERALL CROWN REDUCTION BY 2-3M BACK ON SIDES AND THEN 3-4M ON THE TOP TO GIVE AN EVEN APPEARANCE AND SHAPE. CROWN LIFT THE LOWER CANOPY TO 5M ABOVE GROUND (AS REQUESTED BY LCC)
- DTM
- 28.09.2022

22/01176/OUT

- ERECTION OF A SINGLE DETACHED DWELLING
- OUT
- 26.10.2023

24/00985/TCA

- REMOVE 12 'C' RATED CONIFERS AS REFERRED TO IN THE TREE SURVEY, T51-54, T59-65 & T68.
- DTM
- 20.11.2024

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 comments have been received.

6. Consultation

6.1. Burbage Parish Council;

- Burbage Parish Council objects to the application:

'as supporting documentation was insufficient to allow members to make an informed decision. There was no parking plan provided and no first-floor plan to indicate the number of bedrooms which might suggest the number of residents and therefore the number of vehicles likely to be associated with the property. Given the location of the property in the centre of the village, where parking is already an issue of concern, it was felt that this matter required more careful consideration.'

6.2. HBBC Conservation Officer;

'This proposal is located at the Manor House, Church Street, Burbage, and seeks listed building consent for a small number of internal and external alterations to the building.

The Manor House is a grade II listed building of special historic and architectural interest. The listed building entry (National Heritage List England reference 1178080) identifies the building as "House. C17, clad in C19. Red brick cladding with moulded

brick eaves cornice to plain tile roof with some Swithland slates at eaves. Shallow projecting hipped wing to left. Large brick stack to left and brick end stack to right. 2 storeys. Irregular 4 window front including single casements on end of wing; 3-light casements, in segmental-headed surrounds on ground floor. Large iron framed casements with lozenge glazing. Pair of hipped-roof square bays on ground floor flanking raised panelled door in timber weather-porch with hipped roof. 2-storey C19 block projecting forward at left continuing to become head of carriage archway(to farmyard behind) at far left, with tall boarded doors."

As identified by the listing entry the building comprises of an early 17th core with some historic fabric remaining that is likely to date from this period, including internal timber members. It was clad/rebuilt in brick during the 19th century and the building has an external appearance and materiality that is reflective of the local architecture from that period, and this includes the dimensions, texture and tone of the brickwork and character of the simple cottage style timber casement windows on the front elevation, some of which are affected by this proposal. The relatively high status of the building is reflective in the scale, volume and plan form of the principal rooms in the south-eastern range of the building (the current office, lounge and hallway), whereas the rear and extensive side ranges are more subsidiary in use and hence they have been altered to a greater extent over time to serve such functions.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses.

Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment and heritage assets. 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.

Proposed works and alterations that would affect the external appearance and fabric of the building include:

- Creation of a new opening for a casement window on the front elevation, with the window serving a new sitting room in the former store room
- Changing a window opening to a door on the front elevation, with the door providing access to a new hallway in the former store room. An open porch is also proposed around the door
- Altering an existing window on the front elevation (in the proposed sitting room/office) to include glazing bars

The new window would be a timber framed three light casement window with glazing bars and finished in white. It would have an arched header and blue brick cill. The proportions, style, materiality and detailing of the window would match that of the existing windows on the front elevation, resulting in it having an appropriate character

and appearance. The new window would require a minimal amount of 19th century brickwork to be removed only for its installation so there is a negligible and not adverse impact upon the historic fabric of the listed building.

The new door would be a timber six panelled style door. The former window opening would be bricked up to the sides of the new door, negating the removal of the existing 19th century brickwork below the former window. The proposed porch is of a shallow depth and would consist of a dwarf red brick wall, timber posts and dual pitch roof with rosemary clay tiles. The door has traditional characteristics and would closely reflect the style and material of the existing door on the south-eastern range. The porch structure is of a modest scale and has an appropriate form and character, also being constructed of materials that match or reflect those used on the main building.

The alterations to the existing window on the front elevation consists of the addition of glazing bars to the reflect the traditional detailing of the other windows on this elevation and would result in a minor enhancement to its character.

Proposed works and alterations that would affect the internal character and fabric of the building include:

- Installing insulation on a smaller number of walls*
- Altering a storage area into an office with a utility room created with the erection of stud walling*
- In the rear range removing solid walls to create a kitchen / dining area*
- In the side range dividing a new sitting room from an entrance hallway with stud walling*
- Changing the south-east corner room from an office into a kitchen*

The form of insulation would be vapour permeable so the traditional and breathable qualities of the historic solid walls to be insulated would remain and the fabric of the listed building would not be adversely affected by this aspect of the proposal.

The plan form of the principal rooms in the house would not be affected by the proposed alterations and changes are predominantly limited to the subsidiary rooms only and would be discerned as the next phase of their use. There is no detail regarding the fixtures and fittings for the change of use of the corner room to a kitchen at this point, but there is no in principle objections to the use of the room for that purpose subject to any installations not having an adverse impact upon the fabric of the room – such details could be secured via a pre-installation condition. Elsewhere, the use of modern stud walling for subdivision is limited to two instances only and this division is essentially a reversible work that would have no material impact upon the significant floor plan of the building or its historic fabric. There is a deep section of solid wall and likely infilling between proposed for removal to create the open kitchen / dining area, although the amount of fabric lost to this change remains relatively limited and no obvious significance (being clad in modern tiles) and the historically significant timber beams within the ceilings of these rooms would be retained in situ and left visible.

For the above reasons it is considered that the proposal is compatible with the character, special interest and significance of the grade II listed building known as the Manor House and consequently the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As per the body of my comments, prior to the change of function of the south-eastern corner room to a kitchen, details of any proposed fixtures and fittings to be installed shall be submitted to the LPA for their approval, with any such fixtures and fittings being required to avoid adverse impacts upon any fabric of heritage significance within the room. Please can a suitably worded condition be drafted in this regard.'

6.3. Historic England;

- No comments received.

6.4. No further responses have been received.

7. Policy

7.1. Core Strategy (2009)

- Policy 23: Tourism Development

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.3. Burbage Neighbourhood Plan (2021)

- Section 21: Historic Burbage
- Section 22: Heritage assets

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- The HBBC Good Design Guide (2020)
- The National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Burbage Conservation Area – Long Term Strategy
- Historic England – Making Changes to Heritage Assets – Note 2 (2016)

8. Appraisal

8.1. As the property is Grade II listed, consent is required for any proposed alterations. This application is specifically concerned with assessing the impact of the proposed changes on the historic fabric of the building, in accordance with its statutory Grade II listing. The key issues in respect of this application are therefore:

- Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting.

Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting

- 8.2. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses.
- 8.3. Section 66 of the Act 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 or its setting or any features of special architectural and historic interest which it possesses.
- 8.4. Section 16 of the NPPF provides the national policy on conserving and enhancing the historic environment. Paragraphs 202 to 214 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal. The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.
- 8.5. Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment including listed buildings and heritage assets. The policies seek to ensure that all proposals for the alterations of listed buildings and development within their setting shall only be permitted where it is demonstrated that they are compatible with the significance of the building to ensure that the significance of a listed building and its setting is preserved and enhanced.
- 8.6. Section 22: Historic Burbage of the Burbage Neighbourhood Plan states:
- 'The historic character of the Parish is one of its most important assets and the community wishes to see it protected and enhanced [within the settlement]'*.
- 'There are 15 buildings and structures that have been granted 'Listed Building' status in recognition of their special historical or architectural interest [and should be] highlighted to ensure that all parties are aware of their significance to the Parish and the need to protect and enhance these structures.'*
- 8.7. The Burbage Conservation Area Management Plan Long Term Strategy states the following in regard to this application:
- 'New development and extensions should be constructed using natural materials that are appropriate to the location. This approach ensures that any additions or alterations remain sympathetic to the surrounding context and contribute positively to the character and appearance of the area.'*
- 'Existing boundary features such as walls, fences, hedges, and railings should be retained where they possess historic merit. The preservation of these elements contributes to the overall character and historical integrity of the site. Modern security measures should be carefully integrated to avoid compromising the visual or heritage value of these features.'*
- 'The use of natural slates or clay tiles is encouraged as traditional roofing materials for new buildings, extensions, and existing properties, particularly where they are*

located in sensitive or historically significant areas. This approach helps maintain the visual integrity and heritage character of the surrounding environment.'

- 8.8. To support the application, an archaeological heritage assessment has also been undertaken. The Archaeological Heritage (2023-MHBL_v1) assessment states:

'The assessment has confirmed that the proposed development area is located within the curtilage of a known and designated heritage asset: the Grade II listed Manor House.

The Historic Environment Record for Leicestershire notes archaeological evidence in the vicinity of the proposed development area. Within the area itself, there is a potential medieval or post-medieval fishpond, identified as a non-designated heritage asset. However, this assessment suggests the feature may actually be a flooded brick pit. While still of interest, a brick pit is potentially of lesser significance than medieval remains.

If the feature is indeed a brick pit, the extraction and associated processing may have had a detrimental impact on any archaeological remains within the proposed development area. Nevertheless, further archaeological investigation may be required. The full extent of this work should be confirmed by the client in consultation with the Historic & Natural Environment Team at Leicestershire County Council.

The proposed development area is situated within a sensitive location—specifically, within the curtilage of a Grade II listed building and in close proximity to other known and designated heritage assets. The proposed building has been sympathetically designed to appear clearly subservient to the adjacent listed buildings. It is discreetly located so as not to be visible from or overlook these buildings. While the subdivision of the existing garden will alter the current relationship between the Manor House and its garden, the overall boundaries will remain intact. Therefore, this alteration will not result in substantial harm to the setting of the listed building. The development area is also located within the Burbage Conservation Area (CA), which is centered around St Catherine's Church. The CA's special interest stems from its largely unaltered spatial grouping of historic buildings, street layout, and significant trees. Due to its discreet location, the proposed development will have no impact on these features.'

While the Heritage and Archaeology Statement identifies the site as a 'Key Space' within the Conservation Area, it is noted that, in practical terms, the location is relatively discreet and largely obscured within the wider conservation context.

- 8.9. The Good Design Guide highlights the importance of context, particularly for properties situated on prominent corner plots. The subject property occupies an exposed position within the village square, adjacent to St Catherine's Church. Even if the building held limited heritage value, its visibility within this central and frequently used public space would still warrant careful design consideration, in design terms.
- 8.10. Potential viewpoints of the proposals are of north of Hinckley Road, east along Aston Lane and southwest along Church Street. Given the high degree of vegetation on the junction adjoining Aston Lane and Church Street, this significantly softens any viewpoints. In addition, any trees within the property curtilage are also located within the Conservation Area and are therefore automatically protected under Tree Preservation Order regulations. As such, their removal is not permitted without formal consent.

- 8.11. Historical England also provides ample guidance on 'Making Changes to Heritage Assets'. In regard to doors and windows it states:

'The insertion of new elements such as doors and windows, (including dormers and roof lights to bring roof spaces into more intensive use) is quite likely to adversely affect the building's significance. New elements may be more acceptable if account is taken of the character of the building, the roofline and significant fabric.'

The proposed fenestration takes into account the character of the building and its fabric by preserving the original construction material, detailing and colour of the windows. In addition, the internal wall insulation materials are proposed to preserve the original integrity of the building and significant heritage harm is therefore considered mitigated.

- 8.12. The changes bring an additional window to the property frontage, measuring approximately 0.7m in width and a front-gabled projecting central door (with a maximum of 3m ridge height) to the right of this window. The changes alter the principal frontage but is designed sensitively enough to warrant consent.
- 8.13. The proposed changes to the main fenestration at the frontage involve the use of white softwood timber, with detailing designed to reflect the character of Tudor-style houses. The applicant and agent have been proactive in providing detailed explanations and clarifications regarding the window design, ensuring greater consistency with the architectural features typical of early Tudor housing.
- 8.14. Given that white timber softwood is proposed to be used which is in keeping with the original fabric of the house, it does not detract from its original Tudor heritage. Their location, at a principal elevation, albeit at its most prominent location, has a positive impact on the overall property. As such, the proposed additional fenestration and the introduction of a central entrance are not considered to detract from or negatively impact the historic fabric of the property.
- 8.15. Originally, a light fixture was proposed on the principal elevation of the building, adjacent to the new doorway. Following advice from the HBBC Conservation Officer, this element has since been removed. Its omission results in a design that is more consistent with the architectural character of traditional Tudor housing.
- 8.16. Traditionally, Tudor houses are arranged with grand reception rooms positioned at the front and service areas located towards the rear, which is consistent with the layout of this dwelling. The lattice detailing on the windows plays a significant role in reinforcing the historical character of the building. While the property has undergone previous extensions and alterations, its Tudor architectural style remains the most defining and prominent feature along the principal frontage, and this will be retained following the proposals.
- 8.17. Where walls are to be dry-lined and insulated internally, a breathable system must be used to ensure long-term protection of the original wall fabric. Additional Construction Details (Sht. 4 of 8) confirms the application of suitable materials and natural breathable paint to maintain breathability and protect the heritage value of the property. Internal walls are to be dry-lined, with justification provided in the submitted Additional Construction Details document, citing improved heat retention and energy efficiency. These measures help preserve the heritage value of the building and the proposed internal configuration changes are not visible from the exterior of the building.

- 8.18. The plan form of the principal rooms in the house would not be affected by the proposed alterations and changes are predominantly limited to the subsidiary rooms only and would be discerned as the next phase of their use. There is no detail regarding the fixtures and fittings for the change of use of the corner room to a kitchen at this point, but there is no in principle objections to the use of the room for that purpose subject to any installations not having an adverse impact upon the fabric of the room. A condition is recommend ensuring these details are secured pre-installation.
- 8.19. Elsewhere, the use of modern stud walling for subdivision is limited to two instances only and this division is essentially a reversible work that would have no material impact upon the significant floor plan of the building or its historic fabric. There is a deep section of solid wall and likely infilling between proposed for removal to create the open kitchen / dining area, although the amount of fabric lost to this change remains relatively limited and no obvious significance (being clad in modern tiles) and the historically significant timber beams within the ceilings of these rooms would be retained in situ and left visible.
- 8.20. For the above reasons it is considered that the proposal is compatible with the character, special interest and significance of the grade II listed building known as the Manor House and consequently the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore the alterations are generally compliant with the Burbage Neighbourhood Plan and Burbage Conservation Area Long Term Strategy.

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:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - 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.

10. Conclusion

- 10.1. The proposed window replacements, internal wall alterations and insulation provision has been carefully designed to respect and preserve the heritage integrity of the Grade II listed host building and its historic context. The works are sensitive in both material choice and design, ensuring they do not detract from the architectural fabric or character of the building. The agent has demonstrated a proactive and informed approach in recognising and responding to the historical significance of the property, resulting in proposals that respect the host building and its Grade II listed status.

- 10.2. As such, the proposals are considered to preserve the special architectural and historic interest of the site and are in accordance with Policies DM11 and DM12 of the SADMP, Section 16 of the NPPF and the statutory duties under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed alterations are therefore recommended for listed building consent approval, subject to conditions.

11. Recommendation

11.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

12. Conditions and Reasons

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Proposed Floor Plans – Sht. 1 of 7 Rev 01 (received by the LPA on 04/08/25)
- Archaeological Heritage Assessment (2023-MHBL_v1) (received by the LPA on 04/08/25)
- Additional Construction Details – Sht. 1 of 8 Rev 02 (received by the LPA on 07/10/25)
- Application form (received by the LPA on 05/02/25)

Reason: To ensure a satisfactory form of development in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. Prior to the first change of function of the south-eastern corner room to a kitchen, details of any proposed fixtures and fittings to be installed shall be submitted to and approved in writing by the Local Planning Authority. Any such fixtures and fittings will be required to avoid adverse impacts upon any fabric of heritage significance within the room. Thereafter, the fixtures and fittings shall be installed and maintained in full accordance with the approved details.

Reason: To ensure a satisfactory form of development in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to applicant

- a.) 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.

- b.) This listed building consent relates solely to works affecting the listed building. The approved development may also require additional planning permission if it involves subdividing the existing residential property into two separate dwellings.