

Delegated Report

Planning Ref: 26/00465/LBC

Applicant: Mrs Sile Bennett

Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: The Farmhouse Main Street Thornton

Proposal: Replacement of eleven existing non-original stormproof timber casement windows and one front entrance door

1. Recommendations

1.1. Grant Listed Building Consent subject to:

- Planning conditions outlined at the end of this report.

2. Planning application description

- 2.1. The proposal seeks Listed Building Consent to replace all nine windows and the door to the front elevation and two single windows on each side elevation at The Farmhouse, Main Street, Thornton.
- 2.2. As identified in the listed building entry the windows to the front elevation comprise of a range of 2 and 3 light glazing bar casement windows. Window no's 7 and 9 are timber framed but have double glazing and appear to have been installed since the building was listed in 1991. All other windows on the front and side elevations are timber framed with single glazing, and although not historic fabric dating from the earlier phases of the farmhouse (they have a stormproof profile typical of the mid-20th century) they are of a traditional material and domestic style. The door on the front elevation is a 5-panelled timber door, with the top panels being glazed. Again, this door is likely a more recent installation, but it is of a traditional material and domestic style. For these reasons the existing windows and door are considered to make a minor positive contribution to the significance of the listed building.

3. Description of the site and surrounding area

- 3.1. The application site relates to a grade II listed building of special historic and architectural interest which originally dates from around 1700, situated within, but to the edge of the settlement boundary of Thornton. It is located on a bend in the road and the northern end of Thornton, which is a linear historic village. The listed building entry (National Heritage List England (NHLE) ref 1074114) identifies the building as "Corner Cottage and describes it as:
- 3.2. 'Farmhouse. 1700, with late C18 and C19 alterations and additions. Red brick, in Flemish bond, with a slate roof with overhanging eaves, a wall stack, a gable stack and 2 ridge stacks. First floor brick band. 2 storey, plus attic. South-east, street front, 4 bays, with off-centre doorway with panel door and either side 2, 3 light glazing bar casements all with segment heads. Above door a small ashlar plaque inscribed G : G I : I : N A.D. 1700 Either side, single 2 light glazing bar casements, flanked by single 3 light glazing bar casements, also with segment heads. Above a single gabled dormer window with 2 light glazing bar casements. From right an attached brick wall with round coping, attached on left iron railings which meet at an off-centre C20 gate.'
- 3.3. The focus of the building's special interest is inherent within the original and historic 2 storey farmhouse range which is located parallel to the street. The building has been extended and adapted over time, including the construction a small side extension off the southern gable, and the construction of a single-storey linear

range extended into the rear garden, with both these extensions being constructed within the mid-2010s. Whilst the extensions are of no special historic or architectural interest within their own right, they do respect the historic character and appearance of the main farmhouse range and sit comfortably upon each elevation.

4. Relevant planning history

98/00162/FUL

- Refurbishment of farmhouse single storey side extension new canopy and conversion of outbuilding to form garaging
- Planning Permission
- 06.05.1998

98/00163/LBC

- Refurbishment of farmhouse single storey side extension new canopy and conversion of outbuildings to form garaging
- Listed Building Consent
- 06.05.1998

10/00774/FUL

- Extensions and alterations to dwelling
- Planning Permission
- 30.11.2010

10/00775/LBC

- Extensions and alterations to dwelling.
- Listed Building Consent
- 03.12.2010

11/00092/FUL

- Extension to dwelling to form garden room, gym and link to existing house, alterations to entrance gates and paving to courtyard.
- Planning Permission
- 12.04.2011

11/00093/LBC

- Extensions and alterations to dwelling.
- Listed Building Consent
- 06.04.2011

15/01124/HOU

- Single storey rear and side extension
- Planning Permission
- 23.12.2015

15/01125/LBC

- Single storey side and rear extension
- Planning Permission
- 23.12.2015

19/00545/LBC

- Replacement of 10 single glazed timber windows with new double glazed timber windows
- Listed Building Consent

- 20.09.2019

25/00511/HOU

- Proposed single storey rear extension and removal of section of internal wall to connect extension to dwelling.
- Planning Permission
- 14.07.2025

25/00512/LBC

- Proposed single storey rear extension and removal of section of internal wall to connect extension to dwelling.
- Listed Building Consent
- 14.07.2025

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. Following the publications, no representations have been received.

6. Consultation

6.1. HBBC Conservation Officer:

- The comments received from the Council's Conservation Officer have been incorporated into the body of this report.

6.2. Bagworth and Thornton Parish Council:

- No representations have been received.

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest

7.2. 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

7.3. National Planning Policies and Guidance

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

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

8. Appraisal

8.1. Key Issues

- 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. 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.
- 8.3 Section 16 of the 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.
- 8.4 Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.5 Policies DM11 and DM12 of the adopted SADMP 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.
- 8.6 The applicant has demonstrated that the existing windows and door are in need of repair with rotten sections. The potential for replacement also offers environmental benefits in terms of improving the energy efficiency of the building whilst also addressing the lack of sound protection offered by the existing windows and door on the corner of busy road junction. Appropriately styled timber windows with slim double glazing units have been installed on both the front and rear elevations of the building since it was listed. Due to the relatively limited interest of the existing windows and door it is therefore considered that the principle for their replacement may be considered acceptable subject to the replacement windows and door replicating or respecting the material, appearance and details of the existing windows.
- 8.7 The submitted details confirm that the replacement window and door material is to be a hardwood which is appropriate and traditional material. The proposed window and door detail drawings confirm that the opening light arrangement for each window is to be replicated. The profile of the windows is altered to a more traditional flush profile compared to the projecting 'stormproof' opening lights as existing. An 8.4mm glazing unit is proposed with 13mm beading and 22mm glazing bars, so this confirms that the replacement windows would have appropriate proportions which are not bulky, thus respecting the simple and slim domestic style of the existing windows. The replacement door would match the same 5 panel design and appearance as the existing door. Drawing ref DG03 states a traffic white colour for the windows and door. The heritage statement contains a joinery specification which states a beige colour for the windows and door. Either of these colours for

external and/or internal use would provide the windows with an appropriate finish and appearance.

- 8.8 Overall, it is considered that the proposed replacement windows and door are of an appropriate and traditional material and they respect the traditional style, appearance and detailing of the existing domestic style windows and door to be replaced. It is therefore considered that the proposal would preserve and is compatible with the significance of the listed building and it complies with Policies DM10, 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.

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. By virtue of their appropriate and traditional material and style the proposed replacement windows and door to the main dwelling are considered to preserve the special architectural and historic interest and therefore significance of the grade II listed building, The Farmhouse, Main Street, Thornton.
- 10.2. The proposals are considered to be in accordance with Policies DM1, DM10, DM11, and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD, Section 16 of the NPPF and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are therefore recommended for listed building consent 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 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 21st May 2026.

Reason: To preserve the special interest of the building in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Site Location Plan;
- Proposed Elevation, Drg No. DG02;
- Proposed Window & Door Elevations, Drg No. DG03;
- Joinery Details, Drg No. SD-20;
- Internal/External View, Drg No. SD-70 as received by the Local Planning Authority on the 21st May 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.3 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) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK.