

**Conservation Officer comments for: 26/00658/HOU**

**Proposal: Front Single storey extension, first floor dormer extensions and new boundary wall**

**Site: Church Farm Cottage, 25A Church Street, Twycross**

**Date Submitted: 02/09/2026**

Church Farm Cottage is recognised as an important local building within the Twycross Conservation Area. It forms part of the historic farmstead at Church Farm and was most likely a small number of cottages housing farmworkers before its more recent conversion into a single cottage. The Cottage reflects the dominant vernacular style of the Gopsall estate, with its simple rectangular plan, use of traditional local materials and detailing (including red brick, clay tiles, eaves and verge brick courses, segmental brick arches etc.), and distinctive eyebrow dormer windows to the front street facing elevation (now the “rear” elevation for the context of this application, given that the front elevation now faces into the historic farmstead courtyard and is where the main door to the Cottage is located). For these reasons it is considered that the Cottage is of historic and architectural interest and its character and appearance makes a positive contribution to the heritage significance of the Conservation Area.

The scale of the proposed single storey “front” extension is considerable and would increase the depth of the Cottage. However, the simple linear and rectangular plan of the original Cottage would likely remain discernible. The proposed building line for the extension follows that of the side elevation of the Cottage, but in my opinion it would be a challenge to successfully source a brick to match the existing side elevation of the Cottage and tie the extension into it to provide the side elevation as a whole with a satisfactory appearance. In order to slightly reduce the footprint of the proposal and allow for an appropriately detailed transition between the existing Cottage and the proposed extension when viewed from the side elevation (which is visibly prominent in the conservation area street scene when approaching the village from the south-east and at the entrance to the former farmstead) I would request a slight set back for the extension from the existing side building line of the Cottage. A set back would also likely accord with the guidance on extensions provided within the Council’s Good Design Guide.

In regards of the “front” elevation this would be less visible in the conservation area street scene, but attention should still be paid in ensuring its design reflects the character of the Cottage and the wider former farmstead. The appearance of the porch and the additional pitched roof dormer window (which largely matches the existing) with use of timber boarding to the apex is satisfactory. The ground floor window openings are slightly larger than the existing but are positioned similarly and in line with the dormer windows and roof lights above to provide consistency and symmetry to the elevation. The proposed roof lights to the extension should be ‘conservation style’, fitted flush to the roof plane, as to limit their visual impact. This detail could be secured via a planning condition.

A new door is proposed for the side elevation to provide access to the annex. The door is of an appropriate vertical planked style and a modest scale. A new window is proposed for the lounge on the “rear” elevation facing Church Street. There is no rear elevation drawing to accompany the application. It is assumed that the window would match the dimensions and form of the traditional timber windows on the property (such as the 3 light casement windows on the side

elevation), and subject to this detail being confirmed it is likely that the proposed window would be appropriate. The new boundary wall appears to follow the footprint of an existing timber picket fence and reflects the style and form of the existing boundary walls within the former farm complex and courtyard, other than there is no requirement for the metal railings as these are an overtly modern feature used for the entrance gates, so a traditional coping should be utilised only to top the walls.

There is limited information provided within the application form and on the proposed elevations regarding the construction materials and architectural detailing for the proposed development. The materials and architectural detailing for the development should match the existing Cottage and those prevalent in the Conservation Area, so a red brick (laid in a traditional bond) for the facing walls, a natural blue clay tile for the roof, constructing an eaves detail for the extension, installing timber framed windows with a slim profile with window header and cill details to match, installing timber planked doors, installing conservation style rooflights, and a red brick with traditional coping detail for the boundary wall.

Subject to the requested design revisions (set back of the extension and revision of the boundary wall detail), provision of a rear elevational drawing demonstrating an appropriate style for the proposed window, and agreement to construction materials and architectural details being confirmed by a suitable worded condition, in my opinion the proposal would result in a neutral impact upon the character and appearance of Church Farm Cottage and the wider Twycross Conservation Area, and as such its heritage significance would be preserved. Consequently, the proposal complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Chapter 20 of the National Planning Policy Framework (2026) and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.