



Historic England

Mr Tim Hartley
Hinckley and Bosworth Borough Council
Hinckley & Bosworth Borough Council
Rugby Road
Hinckley
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Direct Dial: 0121 625 6893

Our ref: P01574736

12 April 2024

Dear Mr Hartley

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**ODDFELLOWS ARMS , 25 MAIN STREET , HIGHAM ON THE HILL , NUNEATON ,
LEICESTERSHIRE CV13 6AH
Application No. 24/00229/FUL**

Thank you for your letter of 26 March 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

The site is located in the Higham-on-the-Hill Conservation Area and the Oddfellows Arms is identified in the Higham-on-the-Hill Conservation Area Appraisal as a significant local building.

Higham-on-the-Hill is an agricultural settlement set out as a ridge top linear village. Main Street consists of a series of subtle bends and gentle curves which are reinforced by key buildings, including the Oddfellows Arms.

The public house has a strong street presence and is clearly a building of interest and age within the conservation area. In addition to being a significant local building the conservation area appraisal also identifies a protected view on the east side of the public house from Main Street to the fields behind.

Impact

The application seeks permission to convert the Oddfellows Arms public house into two residential units and erect 5 dwellings along with associated infrastructure in the



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area to the west and north of the premises.

Historic England has raised concerns about earlier schemes at the site, some of which included the field to the rear. It is noted that this application excludes the field to the rear, would retain and convert the Oddfellows Arms to two residential units, with some alterations, and reduce the number of houses within the site. Three dwellings are proposed to the rear of the existing building and two detached buildings to the west, one being a frontage building and the other to the rear of the site.

The dwellings proposed to the rear of the Oddfellows Arms would interrupt the protected view to the east of the premises, identified in the Conservation Area Appraisal. The frontage building to the west of Oddfellows Arms and the dwelling proposed to the rear of that would include part of the protected vista to the west of Oddfellows. Harm to these views through development would have a harmful impact to the character and appearance of the conservation area.

In addition, the buildings in the northern half of the site would go against the grain of development for the conservation area and wider village. This would erode the existing character and appearance of the conservation area. A revised layout and reduction of units could reduce this impact, and better respect the historic grain of the settlement.

Notwithstanding the reduction in quantum of development proposed, and the local distinctiveness considerations that are out forward in the application information, it is our view that the proposals would fail to preserve the character and appearance of the Higham-on-the-Hill Conservation Area, and would cause harm to its significance through erosion of the open character at this location, albeit at a lower level of less than substantial harm.

We note that the proposed engineered access road is consistently wide and the turning head at the northern boundary with an area of land beyond, and not included in any residential curtilage, suggests an opportunity for future development beyond the bounds of the application site. You will be aware that we have previously expressed concerns about separate development proposals in the field to the north in respect of harm to the significance the church derives from its setting. Whilst we appreciate the potential for future development at a site cannot be taken into account as part of the current application considerations we would wish to lay a marker in respect of the road layout and curtilage boundaries at this time.

National Legislation and Policy

With the significance of the conservation area in mind we would draw your attention to the statutory duties of the local authority set out in sections 16 and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the requirements of sections 12 and 16 of the NPPF. In particular, we would draw your attention to



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paragraphs 203, 205, 206, 208, 209 and 212 of the NPPF

Position

Whilst the proposal involves the retention of the existing building of local significance, and is much reduced from previous schemes that have been put forward for the site we consider the proposals would fail to preserve or enhance the character and appearance of the conservation area, causing a lower level of less than substantial harm to the significance of the conservation area.

Should the Council consider that public benefits of the proposal outweigh the harm to the heritage asset, we would recommend that appropriate measures be included in any consent to ensure matters of detail could be monitored and that the detail, quality and execution of the intended approach is achieved.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Rosamund Worrall

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