

Delegated Report

Planning Ref: 24/01042/LBC

Applicant: Helen Williams

Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Osbaston Hall Hall Lane Osbaston

Proposal: Reconfiguration of internal layout, new wood fibre insulation to the inside face of external walls, replacement windows, doors and rainwater goods and associated works to stable block and garage.

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 the Reconfiguration of internal layout, new wood fibre insulation to the inside face of external walls, replacement windows, doors and rainwater goods and associated works to stable block and garage at Osbaston Hall, Hall Lane, Osbaston.

2.2. There are no extensions proposed to the existing buildings and therefore there will be no increase in floor area. The application sets out to only refurbish the areas in which are already used for domestic accommodation purposes.

2.3. Please refer to the following Savills drawings for full details of the proposals:-

- 602892/LBC-01 – Location and Block Plans
- 602892/LBC-02 – Stable Block Existing
- 602892/LBC-03 – Stable Block Proposed
- 602892/LBC-04 – Cottage Existing and Proposed
- Heritage Statement

3. Description of the site and surrounding area

3.1. Osbaston Hall is a large country house dating from circa 1720 and is a Grade II* Listed Building, which places it within the top 5.6% of all Listed Buildings in the country. A full description of the special historic and architectural interest of the building is contained on The National Heritage List for England (reference 1361278).

3.2. The Hall is located to the north of Hall Lane, with the original historic driveway leading up to the Hall sweeping from the lane through the grounds to the south-west of the Hall. This driveway is not currently used as the main access, as a smaller more understated access, has been established closer to the south of the building.

3.3. Where the original access drive meets Hall Lane, there is a pair of masonry piers and wrought iron gates that mark the former entrance to the Hall.

- 3.4. The Stable Block and Cottage are late 18th century grade II (list entry number 1177817) buildings located to the south of Osbaston Hall, a grade II* (list entry number 1361278) country house thought to have been constructed in 1720, with later alterations built around a late C16 or early C17 core.
- 3.5. The Stable Block is currently divided into three units, Chauffer's Cottage, a two bedroom dwelling set over two floors to the west; The Coach House, a two bedroom dwelling set over two floors to the east; and the Stables in the centre at ground floor. The Cottage is a one bedroom dwelling set at ground floor only. All three dwellings have been empty for over two years and it is hoped that undertaking these improvement works will provide a more modern and functional layout to meet the needs of a modern family, ensuring these buildings are occupied for years to come.
- 3.6. The stables are located within the Osbaston Conservation Area and together with the Hall form the most important building in the settlement. It is considered that they contribute positively to the character and appearance, and thus significance, of the Conservation Area.

4. Relevant planning history

- 4.1 N/A.

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 responses have been received.

6. Consultation

- 6.1 On 15 November 2024, Historic England did not offer advice. Instead suggesting that the LPA seeks the views of the Councils Conservation Officer.
- 6.2 On 18 December 2024, the Council's Conservation Officer commented that in his opinion the application is acceptable, but further details are required in due course confirming an appropriate specification for a replacement door and windows. It is suggested in the full comments that this could form part of a pre-commencement condition, but if the application/ agent could provide them prior to determination if time allows that could be an option too.
- 6.3 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):
- N/A
- 7.2 Site Allocations and Development Management Policies (SADMP) DPD (2016):
- 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)

8. Appraisal

- 8.1. The key issues in respect of this application are therefore:
- Impact upon the Listed Building and Conservation Area

Impact upon the Listed Building and Conservation Area

- 8.2 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features. The Borough Council strives to protect, conserve, and enhance the historic environment throughout the borough in accordance with Policies DM11 and DM12.
- 8.3 Section 66 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 special features of special architectural and historic interest which it possesses.
- 8.4 Section 16 of the Nation Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. When considering the impact of a proposed development on the significance of a designated historic asset, great weight should be given to the asset's conservation (Paragraph 212- 215).
- 8.5 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.
- 8.6 Policies DM11 and DM12 of the Site Allocations and Development Management Policies 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.
- 8.7 Specifically, DM12 refers to Heritage Assets and development proposals affecting heritage assets and their settings. For Listed Buildings development will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.
- 8.8 The proposals seek to reconfigure the existing accommodation spaces internally and carry out a scheme of repair and refurbishment works, which include installing breathable wood fibre insulation to the inside face of external walls; replacing rotten and modern windows and doors; and replacing small and ineffective rainwater goods.

Specific works to the buildings are summarised as follows:

Chauffeur's Cottage:

- Replace modern entrance door to south elevation to replicate historic doors to same elevation
- Create a separate WC within the existing Utility space
- Remove modern studwork either side of entrance door to west elevation
- Alter the existing door opening into the first floor Bathroom

The Coach House:

- Create an inner lobby and doorway to the south entrance
- Remove modern mezzanine
- Remove modern studwork (and Dressing Room) to Bedroom 1
- Create a second Bedroom and En-Suite in the existing Kitchen
- Relocate the existing Kitchen to the open plan Living Area
- Replace modern (circa 1985) windows to south elevation

Cottage:

- Replace modern external doors
- Replace modern and rotten windows

Generally:

- Install breathable wood fibre insulation to internal face of external walls.
- Replace 4 inch rainwater goods with 5 inch equivalent
- Install secondary glazing (installed to plaster reveals).

- 8.9 A detailed Heritage Statement has been prepared to accompany the application which identifies the significance of the buildings and whether any of the features of fabric directly affected by the proposals are of any special historic or architectural interest.
- 8.10 The proposed works are considered to be justified as to provide residential accommodation that complies with relevant regulations for letting purposes and the long-term occupation of the buildings whilst being subject to an appropriate conservation-led specification using traditional construction methods and materials that would be compatible with their heritage significance. The proposal includes the removal of relatively modern materials and features of no particular heritage interest and the reinstatement of traditionally specified items, specifically the replacement timber doors to the Chauffeurs Cottage and the replacement timber windows and doors to the cottage. Whilst these particular works are acceptable in principle and the plans confirm an appropriate traditional style and material, should the application be approved then details of the replacement windows and doors should be provided prior to their installation to ensure they follow a satisfactory specification.
- 8.11 Overall and for the above reasons it is considered that the proposed works would be compatible with the significance of the listed buildings comprising the Stable Block and Cottage at Osbaston Hall, and consequently the proposal would comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF, and the statutory duty of Section 16 of the Planning (Listed Buildings and Conservations 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.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1 The proposal is compatible with the significance of the Grade II* Listed Building known as Osbaston Hall and therefore the proposal complies with Policies DM11 and DM12 of the SADMP, Section 16 of the NPPF, and the statutory duty of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

11. Recommendation

11.1 **Grant Listed Building Consent** subject to:

- 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 received by the Local Planning Authority as follows:
 - Stable Block Proposed Elevations & Floor Plan Drg No. LBC 03 (submitted: 13.11.2024)
 - Cottage Existing & Proposed Floor Plans & Elevations Drg No. LBC 04 (submitted: 13.11.2024)

- Site Location Plan, Drg No. LBC 01 (submitted: 13.11.2024)
- Heritage Statement (submitted: 13.11.2024)

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 DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016)

3. Prior to the installation of any replacement windows and doors, drawings to a scale of not less than 1:20 fully detailing the replacement windows and doors to be used and indicating:-

- a) materials
- b) decorative/protective finish
- c) cross sections for glazing bars, sills, heads etc
- d) method of opening
- e) method of glazing

shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in accordance with the approved details.

Reason: To preserve the significance of the listed building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).