

Delegated Report

Planning Ref: 25/00024/LBC

Applicant: Mr Graeme Turner

Ward: Cadeby, Carlton, Market Bosworth & Shackerstone

Site: Manor Farm, 45 Main Street, Carlton



Hinckley & Bosworth
Borough Council

Proposal: Renovation of dwelling including the demolition of a modern lean-to storage building, replacement of all windows and doors, reinstatement of two windows, addition of rooflights, installation of an EV charging point and internal alterations including the demolition of internal walls and staircase.

1. Recommendations

1.1. Grant listed building consent subject to:

- Planning conditions outlined at the end of this report

2. Listed building consent application description

- 2.1. This application seeks planning permission for renovations and rehabilitation work including demolition, repairs and modifications to an existing farmhouse at Manor Farm in the village of Carlton. The proposed works involve demolition of an existing lean-to storage building, replacement of windows and doors, reinstatement of two previously blocked windows, addition of new French doors, the addition of roof lights, alterations to the internal layout including the removal of some existing walls, and the installation of an EV charging point.
- 2.2. The proposed rehabilitation work is prompted by the current derelict state of the building. The building has been uninhabited in recent years and has fallen into a state of disrepair. The proposed repair works involve removal of an existing lean-to on the western elevation which has been determined to be structurally unsound, removal and sympathetic replacement of all windows that are unsuitable for retention, replacement of existing exterior doors with custom made matching doors, rehang of all interior doors, and repair of all external cracks and sections of missing external material with reclaimed materials from the rear lean-to.
- 2.3. The proposal also involves works to be undertaken to bring the building to modern habitation standards, so that it can once again function as a dwelling. These works include the removal of the secondary staircase on the ground floor, insertion of new French doors to access the rear garden, replacement of previously blocked windows, partial demolition of the existing dividing wall containing the fireplace to allow for a double-sided wood burning stove, the addition of 5 new conservation roof lights, the conversion of the existing roof space to a loft with visible rafters retained between insulated panels, installation of an EV charging point, and the addition of insulation to the entire building envelope internally and in the underside of the roof.
- 2.4. A related householder planning application (reference 25/00047/HOU) has been submitted for the proposed pergola and timber shed associated with the renovation of the listed building.

3. Description of the site and surrounding area

- 3.1. The development site is located centrally within the village of Carlton, to the northern side of Main Street. The site forms part of Manor Farm which comprises a cluster of agricultural buildings and a dilapidated former farmhouse set very close to Main Street.

- 3.2. The development site contains the former farmhouse building which is a Grade II listed building known either as simply 'farmhouse' or alternatively as 'Manor House Farm'. The building is of primarily late 18th Century to 19th Century construction but its original form was constructed in the 17th Century. It is two storeys in height and its southern gable end fronts the pavement on the northern side of Main Street.
- 3.3. The listed building entry for the farmhouse describes it as partially limestone rubble extended in brick, with plain tiles roofs. The building contains a range of windows with 3-light casement and 4-light sash windows on the main block, 16-light sash window to the first-floor gable, blocked window and 3-light casements on the ground floor of the rear wing and 16 pane sash windows above that. There are partial cambered heads of blocked window openings visible on the building.
- 3.4. The development site is screened on either side of the street-fronting gable end of the listed building by an existing low-level hedge. Despite this, there are sweeping views to the building from the driveway entrance and over the hedging when approached from the east. Views from the west are more restricted as the western hedgerow is taller, however the first floor of the building remains visually evident from this approach.
- 3.5. To the north of the site are the agricultural buildings associated with Manor Farm, and beyond that the open countryside. The surrounds to the east and west are predominantly residential and consist of typically detached dwellings fronting Main Street. To the south, across Main Street, is St Andrews Church and a public footpath.

4. Relevant planning history

- 25/00047/HOU
- Erection of a timber shed and pergola
- Pending Consideration

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 as a result of public consultation.

6. Consultation

- 6.1. No comment has been received from Historic England.
- 6.2. LCC Ecology have commented that the Preliminary Roost Assessment and Bat Roost Assessment provided by the applicant are acceptable. The development must proceed in accordance with the Mitigation Strategy in Section 7 of the Bat Roost Assessment and the applicant must proceed with a European Protected Species Licence (EPSL) application once full planning has been granted. The provision of three sparrow terraces is also required.
- 6.3. Carlton Parish Council have commented that they strongly support the application as it will restore a historic building to beneficial use.
- 6.4. The comments received from HHBC's Conservation Officer are addressed in the appraisal section below.

7. Policy

- 7.1. Core Strategy (2009)
- No relevant policies

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.3. National Planning Policies and Guidance

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues:

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

8.2 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 features of special architectural and historic interest which it possesses.

8.3 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.

8.4 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 national and locally important heritage assets. The policies seek to ensure that development within the setting of a listed building shall only be permitted where it is demonstrated that it is 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 The farmhouse at Manor Farm is a Grade II listed building notable in its surrounds and of special architectural and historic interest. The listed building entry (National Heritage List England (NHLE) ref 1361285) identifies the building as "*Farmhouse. Late C18. Partially limestone rubble though extended in brick, with plain tiled roofs. Two storeyed, gable onto street, but lower rear wing parallel to it, containing doorway in small lean-to. Main block of two units with 3-light casement and 4-light sash windows, with one bay to left added in brick. Lower section towards street with the doorway and 16-light sash window to first floor in gable. Partial cambered heads of blocked window openings visible. Rear wing has blocked window and 3-light casements to ground floor, 16 pane sash windows above. Gable and axial stacks.*"

8.7 HBBC's Conservation Officer was consulted on the proposal and commented that: "...the proposed works are well-intentioned as to provide for a new phase of occupation of the building and secure its long-term conservation. The works are

generally subject to an appropriate conservation-led specification using traditional construction methods and materials that would be compatible with the heritage significance of the building.” Furthermore: “The more impactful works consist of the demolition of the abutting outbuilding on the western elevation, removal of the secondary staircase, installation of new French doors and opening up of the fireplace between rooms 4 and 5. Overall it is considered that these works are necessary for the objective of increasing the habitability of the building and affect fabric of little historic interest, or in the case of the opening up of the fireplace in the original stone wall, would result in the loss of a negligible extent of fabric.”

- 8.8 HBBC’s Conservation Officer has commented that the proposed window and door schedule is in general appropriately specified, with the exception of a limited number of minor design amendments which are recommended to be actioned prior to window and door installation. The Case Officer has been in contact with the Agent for the proposal, who has confirmed that the Applicant is satisfied to comply with the recommended design amendments as a condition of consent.
- 8.9 The comments from HBBC’s Conservation Officer conclude that the proposed works would be compatible with the significance of the listed building.
- 8.10 The proposal will have limited impact upon the way the building is viewed from Main Street. The replacement of windows and doors with like-for-like replacements will maintain the key features of the building’s fenestration. The repair works to damaged and cracked sections of the exterior building fabric will improve upon the currently derelict presentation of the building.
- 8.11 The legibility of the building as a farmhouse associated with Manor Farm is not considered to be impacted by the proposal. The building presents clearly as a residential building from the street, distinct in form from the surrounding agricultural buildings, and will continue to do so following the proposed works.
- 8.12 The use of reclaimed materials from the rear lean-to in the repair of other sections of the building is considered beneficial to the authenticity of the proposed works and will ensure original or complementary construction materials are used.
- 8.13 The proposed development would not result in the loss of any significant or special historic fabric of architectural interest of the listed building. It is considered that the scale and design of the proposal would be compatible with and would preserve the significance of the Grade II listed building, Manor House Farm, and its setting. The proposal is therefore considered to be in accordance with Policies DM1, DM11 and DM12 of the SADMP, Section 16 of the NPPF and the statutory duty of Section 66 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.
- 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. It is considered that the proposed development would not result in the loss of any significant or special historic fabric of architectural interest of the listed building. The proposal will facilitate the active future use of the listed building and the alterations proposed are reasonable to facilitate its use as a modern dwelling. The design would be compatible with and would preserve the significance of the Grade II listed building and its setting. The proposal is considered to be in accordance with DM1, DM11 and DM12 of the SADMP, Section 16 of the NPPF and the statutory duty of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and therefore is recommended for listed building consent 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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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 Site Layout Plan, Parking Plan, Drg No 24-15-PL02A, Demolition Floor Plans, Elevations, Drg No. 24-15-PL06B, Proposed Floor Plans Drg No. 24-15-PL03-B and Proposed Elevations Drg No. 24-15-PL05C, all received by the local planning authority on 13 January 2025.

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).

3. Prior to the installation of any windows or doors, a revised window and door schedule for each elevation of the listed building shall be deposited with and approved in writing by the Local Planning Authority, and shall ensure the following:

- That all trickle vents are repositioned so that they are not through the head of the frame and are located in a concealed or less obtrusive position within the windows and doors (such as over the frame).
- That for windows W12, W19 and W20 horns are removed on the bottom of the top sash.
- That glazing bars be added to windows W03, W06, W16 and W23 to reflect the appearance of other windows on the elevations they are located.

The details shall continue to include all window frame and door materials, window frame and door finishes and all elevational window and door drawings to a recognised scale. The doors and windows shall be installed in accordance with these approved details.

Reason: To ensure that the development has a satisfactory external appearance to preserve and enhance the significance of the listed building to accord with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The scheme shall be carried out in full accordance with Section 7 (Bat Mitigation Strategy) of the Consolidated Bat Roost Assessment produced by Griffin Ecology LTD (as received by the local planning authority on 13 January 2025).

Reason: To ensure a satisfactory form of development and protect wildlife species and their habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The dwelling shall not be brought back into use until three sparrow terraces have been provided within the eaves. The terraces shall be installed in accordance with the manufacturer's recommendations and shall remain in place thereafter.

Reason: In the interests of wildlife in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document and to compensate for bird nesting features lost as a result of the works hereby approved.

11.3 Notes to applicant

1. 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.