

Delegated Report

Planning Reference: 25/01200/FUL
Applicant(s): Mr Robert Gwynne
Ward: Burbage St Catherines and Lash Hill



Hinckley & Bosworth
Borough Council

Application Site: 10A Church Street, Burbage
Congregational Church, Burbage

Proposal: New doorway in place of existing window to create secondary entrance

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This planning application seeks full planning permission for the replacement of an existing window with a doorway to create a secondary entrance.
- 2.2. The new doorway will see the removal of a 1.7m² section of bricked wall beneath the existing window cill to afford access to the new singular doorway. The door will be constructed from sealed uPVC, matching the existing door and windows and include glazed 'vision' window panes. There are some modest internal re-configurations also – the erection of three new walls to encourage access to the accessible WC from the dedicated door and restrict footfall through the Nursery.
- 2.3. The doorway is proposed to provide separate access while the on-site Nursery is in use for safeguarding purposes, so that visitors can access the toilet facilities without disrupting the Nursery children. The doorway will serve a segregated lobby with direct access to the accessible WC and store.

3. Description of the Site and the Surrounding Area

- 3.1. The application site, Burbage Congregational Church, is located at 10A Church Street, Burbage. It is accessible via Horsepool, features off-street parking for visitors and is bounded by a half brick, half steel fence treatment. It currently serves a Church and has a Nursery on site.
- 3.2. The building itself is a late-Victorian Church building which features numerous extensions in later years, mainly to the northwest elevation of the building and set-

back from the dominant building. The main Church building features a clipped gable roof, is constructed using red brick with tall arched windows in a sympathetic pattern, whilst the extension elements feature dual-pitched roofs and is constructed using a lighter, matching red brick.

- 3.3. This application relates to the northwestern-most extension, which provides a toilet/storage facility for visitors and also serves a Nursery. The principal frontage of the building extension element includes a 1.8m wide entrance door to the left-hand side, a standard 1.9m wide casement window to the centre and a 1m wide upper-quarter window to the right-hand side, which is to be replaced as part of this application.
- 3.4. The site is located within the Burbage Conservation Area and although it is sited along Horsepool, it is visible from the main Church Street. The surrounding area features a mix of residential and village centre uses, including a community library to the south of the site.

4. Relevant Planning History

75/01365/4M

- Erection of office and toilet
- Permitted
- 25.11.1975

99/00062/ADV

- Display of applied lettering and cross
- Advertisement consent
- 18.02.1999

04/00317/FUL

- Reroofing of existing rear extension and erection of new toilet block including demolition of existing outbuildings
- Permitted
- 10.05.2004

04/00318/CON

- Demolition of existing timber shed and concrete garages. Removal of corrugated sheet roof
- Conservation Area Consent
- 10.05.2004

11/00291/FUL

- Erection of a boundary wall.
- Permitted
- 07.06.2011

25/00526/ADV

- Installation of individual fascia lettering and halo illuminated cross advertising
- Advertisement consent
- 10.03.2026

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 further responses have been received.
- 5.3. The full responses can be seen in full on the Council's website.

6. Consultation

- 6.1. There have been no objections from the following consultees:
- Burbage Parish Council
 - HBBC's Environmental Services' Pollution Officer
- 6.2. There have been no objections received from HBBC's Conservation Officer:

Burbage Congregational Church (10A Church Street) is an important local building within the Burbage Conservation Area, as identified within the Burbage Conservation Area Appraisal (2011). The building was originally built in 1815 but demolished in the early 1890's. The present building was constructed in 1894 of local brick by William Wheellock whose kiln was in Lychgate Lane. Due to its historic and architectural interest and its imposing scale the late-Victorian church building makes a positive construction to the character and appearance and heritage significance of the conservation area.

Towards the rear of the side (northern) elevation of the historic church building are a number of rectangular plan extensions which form additional accommodation for the church. Whilst being mostly functional in form, due to their modest scale and set back away from the prominent front and side elevations of the historic church building the extensions are considered to be a neutral visual presence within the immediate setting of the church and they have no particular adverse effect upon the character and appearance of the conservation area.

The proposal is to replace a modern window with a door to provide an accessible entrance into the northernmost extension. The appearance of the door would reflect that of the existing fenestration on the extension and in my opinion this would be a very minor work that would have no material visual impact upon the character of the original church building or the wider Burbage Conservation Area, thus ensuring that the heritage significance of the conservation area is preserved. Therefore the proposal complies with Policies DM11 and DM12 the Site Allocations and Development Management Policies DPD, section 16 of the National Planning Policy Framework (NPPF) and the statutory duty of section 72 of the

Planning (Listed Building and Conservation Areas) Act 1990.

6.3. No further responses have been received.

6.4. The full responses can be seen in full on the Council's website.

7. Policy

7.1. Core Strategy (2009):

- Policy 4: Development in Burbage

7.2. Site Allocations and Development Management Policies Development Plan Document (SADMP) (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
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Burbage Neighbourhood Plan 2015 – 2026 (BNP) (2021):

- Policy 2: Design and Layout

7.4. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.5. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

- 8.2. The introduction of an entrance at this side of the building is purely for accessibility and practical reasons. Although the current entrance allows access to the toilet space the proposals include a separate lobby which proposes exclusive access to the accessible WC for visitors without disrupting the Nursery children, when it is in use. It is considered that the practical justification for the doorway significantly outweighs any minimal design drawbacks.
- 8.3. The Council's Good Design Guide provides guidance on maintaining fenestration patterns along householder extensions. Although, this application is not a householder extension, the design guidance would still apply to any fenestration changes proposed.
- 8.4. The doorway would be 1m wide and would reflect the height and positioning of the door at the left-hand side of the structure, maintaining the established fenestration dimensions and pattern. The removal of the window and replacement with a door is considered to have little impact to the established window pattern along the extended building element. There is no new window opening proposed as part of the application and the proposal remains modest in principle.
- 8.5. The removal of 1.7m² of brickwork would not have a detrimental impact on the wider building structure and nearby area, given that it does not introduce a new material to its established pallet.
- 8.6. The use of secure uPVC will be coherent with the main building and the established fenestration materials and dimensions along the principal elevation of the building.
- 8.7. The proposed doorway is approximately 18m away from the highway (Horsepool) and is masked by the dominant Church building, and so public visibility of the doorway, especially from the main Church Street is minimal.
- 8.8. The proposed changes are on an extended section of the building, built approximately 2005. Given that the change remains minimal and that the Council's Conservation officer raises no objections to the proposal, the scheme is seen to be compliant with Policy DM11 and DM12, which sees to protect the historical fabric of buildings and the nearby area.
- 8.9. By virtue of the above the proposal respects the character of the existing building and surrounding area and is in accordance with Policies DM10, DM11 and DM12 of the SADMP, Policy 2 of the Burbage Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.10. The wider building sits to the north of No. 10 Church Street (The Bolt Hole), which is attached; Nos 2, 4, 6 and 8 Church Street all form part of the wider terraced building too. Given that the proposed door is at the northwestern side of the building, these residential dwellings would not experience any harm to their amenity, by way of increase in noise or loss of privacy.

- 8.11. No. 2 Horsepool, a detached residential dwelling is sited forward and approximately 9.3m north from the proposed doorway and would not result in loss of privacy. There may be some increased noise as a result from the general use of the doorway, but this is not dissimilar to a usual householder doorway proposal, and the separation distances are comparable. In addition, the doorway serves an accessible WC, which isn't expected to attract heavy conversation at the doorway. It would be disproportionate to reject the application on this basis. In addition, No. 2 Horsepool is higher, topographically and therefore the doorway does not result in further overlooking.
- 8.12. There are no additional construction works involved in this application and therefore the proposal does propose any additional building footprint which would trigger an assessment on whether the proposal is oppressive for neighbouring properties.
- 8.13. The doorway is proposed to serve purely practical reasons and improve accessibility to a small section of the building and is not expected to increase visitors to the site.
- 8.14. By virtue of the above the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

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. Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by 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:

- Application Form
- Proposed Floor Plan and NE Elevation, Drg No. 03-2530
- Proposed Car Parking Plan, Drg No. 03-2530-00 Rev B
- Proposed Block Plans, Drg No. 02-2530-00 Rev A
- Site Location Plan, Drg No. 01-2530-00 Rev A
- All received by the Local Planning Authority on 15/12/25

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. 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.