

HERITAGE STATEMENT

Proposed Single Storey Rear Extension

The Farmhouse, Main Street, Thornton, Leicestershire

Client Name: Mr P. Bennett and Mrs S. Aldis
Job Number: 15.3154
Date of Issue: May 2025
Site Address: The Farmhouse, Main Street, Thornton, Leicestershire
Local Authority: Hinckley and Bosworth Borough Council
Prepared by: David Granger Architectural Design Ltd

SITE DESCRIPTION

This application relates to a site within the village of Thornton. Thornton part of the Bagworth and Thornton Parish which sits within the district of Hinckley and Bosworth. It is a linear village which then overlooks Thorton Reservoir.

The Farmhouse (listed as Corner Cottage) is located in an elevated position directly adjacent Bagworth Lane on the junction with Bagworth Lane, Main Street and Stanton Lane in Thornton. The property has extensive gardens which fall away from the property to the south east, parallel with Bagworth Lane.

SITE HISTORY

The Farmhouse has a long list of planning history which can be found on Hinckley and Bosworth Borough Council's website, a few examples of the recent planning history are listed below:-

- Replacement of 10 single glazed windows with new double glazed timber windows – 19/00545/LBC – Approved
- Replacement windows and installation of new rooflights on rear elevation – 18/01254/LBC – Withdrawn
- Single storey rear and side extension – 15/01124/HOU – Approved
- Single storey rear and side extension – 15/00125/LBC - Approved



Image Taken From Site Survey – April 2025

LOCATION PLAN



PROPOSAL

The proposal is for a householder and listed building application for a single storey rear extension, with a floor slab set lower than the existing dwelling.

PLANNING POLICY CONTEXT

Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990 defines Conservation Areas as 'areas of special or architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance,' and section 72 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area when carrying out its planning functions.

In addition, section 66 of the act requires local planning authorities to have regard to the desirability of preserving the setting of listed buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework was published in March 2012 with the latest revision being in December 2024. It outlines the government's planning policies for England. It identifies sustainable development as the very principle underpinning planning and highlights that there are three dimensions to sustainable development; economic, social and environmental.

The main section of the NPPF that needs to be considered for Planning Policy in this instance is Section 16, which is over pages 59-62 and is titled Conserving and enhancing the historic environment. Includes paragraphs 202-221.

A particularly important paragraph of this is 203, which says plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

In addition to paragraph 203, paragraph 207 gives guidance for how an applicant should describe the significance of the heritage assets in regards to determining applications paragraph 210 helps give guidance on this to the local authority in regards to assessing the proposals and their impact on the historical aspects of the building.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states at section 66 in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 states in respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

ASSESSMENT OF HERITAGE ASSETS

The property is a Grade II Listed property, the listing information taken from Historic England's website includes:-

Grade II Listed – Listed 28th February 1991 – List Entry No. 1074114

List Entry Name: Corner Cottage and Attached Wall and Railings

Details of Listing:-

Farmhouse. 1700, with late C18 and C19 alterations and additions. Red brick, in Flemish bond, with a slate roof with overhanging eaves, a wall stack, a gable stack and 2 ridge stacks. First floor brick band. 2 storey, plus attic. South east, street front, 4 bays, with off-centre doorway with panel door and eitherside 2, 3 light glazing bar casements all with segment heads. Above door a small ashlar plaque inscribed G : G I : I : N A.D. 1700 Either side, single 2 light glazing bar casements, flanked by single 3 light glazing bar casements, also with segment heads. Above a single gabled dormer window with 2 light glazing bar casements. From right an attached brick wall with round coping, attached on left iron railings which meet at an off-centre C20 gate.

IMPACT ON HERITAGE ASSETS

The proposals are for a single storey rear extension to the dwelling.

NPPF paragraph 194-198 titled 'proposals affecting heritage assets', highlight's considerations that should be given to the information that is required as part of a planning application. Consideration has been given to this section of the NPPF by consultation with the relevant historical documents to understand that the building is Grade II listed and the details that are contained within the listing text to understand the very important heritage assets to the building.

The proposed extension is attached to a previous converted outbuilding and not the main dwelling, this therefore helps keep the impact on the main heritage asset to a minimum.

The extension has designed in a way to mirror the appearance of the previously approved extension in 2015 (15/00124/HOU and 15/00125/LBC). The appearance is unable to be exactly the same as the use of the room is for a golf simulator and therefore the rear wall needs to be a solid wall for the screen to be sited. Therefore, the design include a recess panel to look like an opening for doors and also a timber truss in the gable reflect the appearance.

The materials are to reflect that which already exists on the property.

Based on the information presented the proposals are likely to have very limited impact on the heritage asset and any impact is likely to be positive.

CONCLUSION

In accordance with Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, we have found through identification of the significance of the designated heritage assets (Conservation Area and Listed Building) that the proposals will not affect the setting of the Heritage Assets.

The proposals seeks to demonstrate that the proposed new extension has very limited impact upon the heritage asset. The design has been considered to reflect an extension that was previously approved to reflect the character of the building along with the use of materials that are in keeping with the property, further helping to minimise any impact that the extension may have.

Based on the information provided we feel that the application should be granted consent for the works to be completed.



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