Reference: **08/00534/LBC**

Applicant: **Mr W Thomas**

Location: **17 Station Road, Market Bosworth,**

Proposal: **REPLACING EXISTING ROOF COVERING.**

Introduction: -

This is a Grade II listed building on the southern side of Station Road close to the Market Place in the Market Bosworth Conservation Area. The proposal is to carefully remove the existing clay tile roof covering to the whole property including the rear extension. This has become necessary because of damage sustained during the recent earthquake. Repairs will be carried out to the roof structure particularly around the valley gutter. The existing tiles will then be replaced above a new breathable membrane on new treated softwood battens. Additional tiles required where existing tiles have been broken during this operation will be replaced with matching reclaimed and used on rear pitches. These are not visible from public viewpoints.

History:

Consultations:

No response has been received from:

Leicestershire Historic Building Panel

The Georgian Group

The Victorian Society

The Society for the Protection of Ancient Buildings

The Director of Environment and Heritage Services (Archaeology)

English Heritage has indicated they have no comments to make about the proposal.

Market Bosworth Society does not object to the application

Site and Press Notice were displayed and neighbours notified but no letters have been received.

Development Plan Policies: -

National Policy

Planning Policy Guidance Note 15

Local Plan Policies

BE1 Design and Siting of Development

BE4 Alterations to Listed Buildings

BE7 Conservation Areas

Appraisal

Alterations to the Listed Building

The proposal to re-cover the roof will re-use the existing clay tiles and any additional material will be made up from matching reclaimed tiles. With the exception of the new breathable felt undercloak and the structural roof timber repairs, all materials will be reclaimed. New lead flashing will improve the long-term protection at the roof junctions and will replace cement flashings. Any changes required to gutters and downpipes will be in cast iron. It is anticipated that some damage is also likely to occur to the top floor plaster ceilings but this will be minor and will be repaired and painted with breathable paint.

This operation will also enable an examination of the high-level brick pointing to be undertaken and any defective pointing made good.

Impact on the Conservation Area

The recovering of the roof with mainly existing roof tiles will ensure that there will be very limited impact, if any, on the Conservation Area.

Conclusion

These proposals are to be encouraged and will improve the condition of this important listed building which is located at a very important prominent position in the Conservation Area.

RECOMMENDATION: Permit subject to the following conditions:

SUMMARY **OF DECISION** – The proposal is in conformity with Policies BE1, BE4 and BE7 of the Hinckley and Bosworth Local Plan. Planning Permission is granted subject to conditions:

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

2 Before any works commence, representative samples of the proposed reclaimed roof tile to be obtained off-site shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved material.

3 Notwithstanding the submitted drawings, the extent of any brickwork repointing shall be agreed in writing with the local planning authority. The pointing works shall be implemented in accordance with the agreement.

REASONS: -

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990

2&3 In the interests of the appearance and character of the Listed Building to accord with policies BE3 and BE5 of the adopted Hinckley and Bosworth Local Plan.

Notes to applicant: -

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the work, the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for with a separate application may be required. You are advised to contact the Building Control Section.

3 This permission does not grant any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provide for in the Party Wall etc Act 1996

4 The following drawings/specification are approved:-

Location Plan

Site Plan

Sketch plan of roofs to 17 Station Road

Specification received 23 May 2008