

Delegated Report

Planning Ref: 25/00047/HOU

Applicant: Mr Graeme Turner

Ward: Cadeby, Carlton, Market Bosworth & Shackerstone

Site: Manor Farm, 45 Main Street, Carlton



Hinckley & Bosworth
Borough Council

Proposal: Erection of a timber shed and pergola

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The proposal is for the erection of a timber shed and timber pergola located within the garden of the Grade II listed farmhouse at Manor Farm, 45 Main Street, Carlton.
- 2.2. The proposed timber shed has dimensions of 3 metres by 2.5 metres. It has an eaves height of 1.71 metres and a ridge height of 1.93 metres. It has natural wood shiplap walls and a bituminous felt roof in grey.
- 2.3. The proposed timber shed is to be located in the south-western corner of the garden, approximately 10 metres to the rear of the listed building. It is located behind the existing hedgerow along the site boundary with Main Street.
- 2.4. The proposed timber pergola has dimensions of 6 metres by 3 metres. It has a height of 2.03 metres and is constructed of timber posts and roof slats.
- 2.5. The proposed timber pergola is to be located directly adjacent the western elevation of the listed building, partially replacing a recently removed lean-to structure. The pergola is freestanding and will not physically attach to 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 the 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 listed 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 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**

25/00024/LBC

- 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.
- Listed Building Approval
- 10.03.2025

5. **Publicity**

- 5.1. The application has been publicised by posting a site notice within the vicinity of the site and letters sent out to neighbours. The application was also advertised in the Leicester Mercury.

- 5.2. No responses have been received.

6. **Consultation**

- 6.1. Carlton Parish Council have no objections to the proposal.
- 6.2. The comments received from HBBC'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) (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. **National Planning Policies and Guidance**

- Planning (Listed Buildings and Conservation Areas) Act 1990
- 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. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the significance of the Grade II listed building and its setting
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

- 7.5. The National Planning Policy Framework (NPPF) identifies that planning law requires that all applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 7.6. The development plan in this instance consists of the Core Strategy (2009), and the Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016).

Design and impact upon the 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 planning permission to have special regard to the desirability of preserving a 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. Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. Development proposals should ensure that they are compatible with the significance of a listed building.
- 8.5. Policy DM10 of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 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 shed: "*...is appropriately sited away from the listed building and despite having a purely functional appearance and scale it would not be an uncharacteristic structure within a domestic garden or the setting of the listed building.*"
- 8.8. HBBC's Conservation Officer commented that the pergola: "*Whilst the structure is proposed to be sited closer to the listed building, it would be freestanding and have no direct physical impact upon the fabric of the building.*" And further, that: "*...whilst having a purely functional appearance and scale, the pergola would not be an uncharacteristic structure within a domestic garden or the setting of the listed building.*"
- 8.9. The comments from HBBC's Conservation Officer conclude that the proposal would have no adverse impact upon the special interest of the Grade II listed building Manor Farm, and that the presence of the structures would be neutral within the setting of the listed building.
- 8.10. The proposed structures will have limited impact upon the way the building is viewed from Main Street, as the height of the front hedgerow will obscure most if not all of the structures from public view.
- 8.11. It is therefore considered that the proposal would have a neutral impact upon the setting and significance of the listed building, and would be appropriate within the character and context of the surrounding area. The proposal is considered to be in accordance with Policies DM10, 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.

Impact upon neighbouring residential amenity

- 8.12. Policy DM10 of the SADMP requires that new development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.13. The proposed shed and pergola are located within the surrounds of the listed farmhouse building and comfortably away from common boundaries with neighbouring properties. The shed and pergola are set back 29 metres and 33 metres from the common boundary with 39 Main Street. The remainder of the surroundings of the development site comprise buildings within the Manor Farm holding.
- 8.14. The structures are likely to be visually screened from view outside the Manor Farm site by virtue of existing hedgerows and mature trees surrounding the development site and running along the boundaries of the wider Manor Farm site.
- 8.15. Considering the above, the proposal would therefore not cause adverse impact upon residential amenity and is consistent with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.16. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impact on highway safety. DM18 of the SADMP requires that new development provide an appropriate level of parking provision.

- 8.17. The proposal has no impact upon the existing access and parking arrangement for the Manor Farm site. Therefore, the proposal is considered to be in accordance with Policies DM17 and DM18 of the SADMP.

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 proposal accords with all relevant policies and therefore warrants the granting of planning permission, subject to conditions as outlined below.

11. **Recommendation**

- 11.1 **Grant planning permission** 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 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, as follows:

Site Location Plan 24-15-PL01

Proposed Site Layout & Parking Plan 24-15-PL02B

Proposed Plans for Free Standing Pergola and Shed 24-15-PL10

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. The materials to be used on the pergola and shed shall accord with the approved materials detailed within the application form.

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

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.