



Historic England

Mr Matt Jedruch
Hinckley and Bosworth Borough Council
Leicestershire

Direct Dial: 0121 625 6871

Our ref: L01592339
29 May 2025

Dear Mr Jedruch

Arrangements for Handling Heritage Applications Direction 2021

**STABLES AND KENNELS REAR OF BRADGATE HOUSE , BRADGATE HILL ,
GROBY , LEICESTER , LEICESTERSHIRE LE6 0FA
Application No. 25/00423/LBC**

Thank you for your letter of 12 May 2025 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

The Stables and Kennels to the now demolished Bradgate House are an outstanding example of a mid-19th century hunting lodge and stable block, built in a Jacobean style. Although in a ruinous state, the building still holds much architectural and historical value from which its significance is derived. This significance is recognised by its Grade II* listing, representing just 5.8% of all listed buildings nationally.

Impact

The proposal is for the removal of the timber cupola on the south tower to facilitate the carrying out of maintenance works to the tower. The cupola is in a state of decay and is considered by the applicant to be passed the point of repair in situ. In order to mitigate against any further damage to the tower through collapse of the cupola, it is proposed to dismantle, remove, and store the cupola in a garage close to the site.

A temporary roof structure would then be installed over the south tower, allowing the internal fabric to dry out, thus improving protection of the tower and allowing future access for the removal of the now decayed scaffolding presently within the tower.

The submitted information makes clear that the cupola has been recorded and measured via laser scanning whilst in situ and these results have been made available to the LPA. The proposal includes the photographing and recording of the cupola prior



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to and during removal.

The works strategy in section 3.0 of the submitted statement outlines the process for removal and recording the timber structure. This seems reasonable and could be secured via condition. Paragraph 3.8 states that a simple timber deck with a waterproof membrane would be used as the temporary roof to protect the internal areas of the tower. The LPA should be satisfied that this is an adequate approach. The temporary roof structure will need to direct water away from the building fabric.

Policy

Historic England's advice is provided in line with the statutory requirement placed on local planning authorities by the Planning (Listed Buildings and Conservation Areas) Act, 1990, to have special regard to the desirability of preserving a listed building and its setting (Sections 16(2) and 66(1)).

The importance attached to significance and setting with respect to heritage assets is also recognised by the Government's National Planning Policy Framework (NPPF) and in guidance, including the Planning Practice Guidance (PPG).

The NPPF sets out clear guidance for decision-makers, including chapter 16: Conserving and enhancing the historic environment and we would refer you to paragraphs 207, 208, 210, 212, 213, and 215.

In particular, Paragraph 212 which outlines: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) ...'*

And Paragraph 213 details that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*

And Paragraph 215 states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

Position

We raise no objection to the proposal. However, in addition to appropriate recording conditions we suggest that a further condition be used to secure the reinstatement of the timber cupola once the maintenance works to the south tower have been completed. Given the condition of the timbers, it will be for the LPA and their specialist



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conservation advisors to determine how much of the existing cupola can be salvaged. Ideally the cupola will be repaired prior to its reinstatement retaining as much original fabric as possible.

Recommendation

Historic England raise no objection subject to the conditions referenced above.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

T.Hazel

Tristan Hazel

Inspector of Historic Buildings and Areas

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