



Heritage Statement

The Old Rectory, Market Bosworth

June 2023



Client	Witherslack Group Ltd	
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Prepared by	Helena Kelly, BSc, MCIfA & Joseph Pole	
	Heritage Archaeology Harborough Innovation Centre Airfield Business Park, Leicester Rd, Market Harborough LE16 7WB	
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1 Introduction

Aims of the assessment

- 1.1. Witherslack Group Ltd has commissioned a heritage statement in relation to an application for planning and listed building consent for changes to The Old Rectory, Market Bosworth, a grade II listed building (listed building reference 1361308). The site is also within the Market Bosworth Conservation Area. The statutory listed building address is The Old Rectory, Rectory Lane.
- 1.2. The proposed works comprise the conversion of the building from a house to an independent special school for pupils aged 6-17 with an Education, Health and Care Plan (EHCP) relating to Social, Emotional and Mental Health (SEMH) difficulties. The school would support children referred by Leicestershire local authorities and other local authority areas.
- 1.3. This document will set out the policy context, the history and significance of the site, assess the impacts of the proposed works on the listed building, and provide a justification for the proposed works.
- 1.4. The document is intended to be read alongside the drawings prepared by Witherslack Group and the Planning Statement submitted with this application.

Site location

- 1.5. The site is located at The Old Rectory, Rectory Lane, Market Bosworth, Leicestershire, CV13 0LS (national grid reference SK40740295).

Data sources

- 1.6. The following data sources were consulted in compiling this report:
 - National Heritage List for England (NHLE), Historic England for data on designated heritage assets;
 - The National Record of the Historic Environment (also known as PastScape), maintained by Historic England and viewed via the Heritage Gateway website; and
 - Archive data and historic Ordnance Survey mapping.

Site visit

- 1.7. The site was visited in March 2023, in clear and dry weather allowing good visibility. Full internal and external access was available.

2 Planning context

National Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1. Section 66 of the Act establishes a general duty for a planning authority, in considering whether to grant consent for a development which affects a listed building, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historical interest which it possesses. A building is listed by virtue of its special architectural or historical interest (Section 1(1)).
- 2.2. Section 72 of the Act establishes a duty in the exercise of any function under the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. A conservation area is an area of local interest designated principally by the Local Planning Authority.

The National Planning Policy Framework (NPPF), 2021

- 2.3. The revised National Planning Policy Framework (NPPF) was published in July 2021. Section 16 of the NPPF deals with the consideration of heritage assets and sets out the importance of being able to assess the impact of a development on the significance of heritage assets. Significance is defined as the value of an asset because of its heritage interest. The setting of an asset can contribute to this interest. The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. A designated heritage asset is recognised by the NPPF to be a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation; of these, World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings and Parks and Gardens, Protected Wreck Sites and Registered Battle Fields are noted in paragraph 200 as being of the 'highest significance'.
- 2.4. The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, paragraph 199 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance.
- 2.5. The NPPF identifies harm as being either substantial or less than substantial. Paragraph 201 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, paragraph 202 requires that this harm should be weighed against the public benefits of the proposal. In respect of non-designated assets, paragraph 203 requires a balanced judgement having regard to the scale of any harm or loss and the significance of the asset.

- 2.6. Paragraphs 206 and 207 specifically discuss Conservation Areas and World Heritage Sites; paragraph 206 states that opportunities should be sought to better reveal the significance of these assets, whilst paragraph 207 directs that not all elements of a conservation area will contribute to the significance of that area.
- 2.7. In accordance with the NPPF, this Heritage Impact Assessment sets out the significance of heritage assets likely to be affected by the proposed works. The information provided in this assessment conforms to paragraph 194 of the NPPF, thus the level of detail provided is proportionate to the significance of the affected heritage assets and no more than is sufficient to understand the potential impact of the proposal on that significance.
- 2.8. Guidance on the application of heritage policy within the NPPF is provided within the Historic England 'Good Practice Guides' and the on-line National Planning Policy Guidance (NPPG) for the Historic Environment

National Planning Policy Guidance 2014, revised 2019

- 2.9. The NPPG provides guidance as to the application of policy as regards heritage assets and defines the qualities of a listed building and conservation area, including reference to curtilage structures or features.

Local Planning Policy

Hinckley and Bosworth Core Strategy Adopted 2009

- 2.10. Spatial Objective 11: Built Environment and Townscape Character "To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries".

Hinckley and Bosworth Conservation Area Appraisal, March 2014 (adopted May 2014)

- 2.11. Market Bosworth Conservation Area was designated in 1974. The Conservation Area Appraisal subdivides the areas of difference character. The Old Rectory is within the Rectory Lane area, described as including "*Large detached dwellings, set well back from the road, with mature trees and hedges present a wooded appearance from the Market Place and define the character of the street. There is a mix of styles from early C19 to late C20 neo-Georgian. The prevalent building material is red brick. Window and door treatments are sympathetic to traditional styles. The largest property by far is the Rectory which is listed and set behind high walls with a gated entrance. Separated from it by some distance is its stable building. Both buildings are unusual in this street in having slated roofs.*"

Best practice and guidance

- 2.12. The following guidance documents have been referenced in preparing this report.

- Historic Environment Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, Historic England, 2015
- Historic Environment Good Practice Advice in Planning 3, 2nd Edition (GPA3): The Setting of Heritage Assets, Historic England, 2017
- Conservation Principles; Policy for the Sustainable Management of the Historic Environment, Historic England (English Heritage) 2008
- Chartered Institute for Archaeologists, Standard and guidance for historic environment desk-based assessment, CIFA, 2020
- Historic England, Advice Note 12 Statements of Heritage Significance; analysing significance in heritage assets, Historic England 2019
- Historic England, Understanding Historic Buildings: a guide to good recording practice, Historic England 2016

2.13. Historic England, in GPA2 (pages 2-8), provides advice on the assessment of significance as part of the application process. The guidance notes that it is important to understand the nature, extent and level of significance of heritage assets (the heritage value) that may be affected.

2.14. Conservation Principles sets out Historic England's recommended approach to making decisions about the historic environment. The document identifies the heritage interest (or values) that can be attached to places to help define heritage significance:

- Historical interest (or value): the way in which a heritage asset can illustrate past people, events and aspects of life, includes the associative, illustrative and communal historic values that a heritage asset can hold;
- Archaeological interest (or evidential value): a heritage asset can hold, or potentially hold, evidence of past human activity that can be revealed through investigation;
- Architectural interest (or aesthetic value): This derives from a contemporary appreciation of the asset's aesthetics, as well as original design intention.

3 Historic context

Background

- 3.1. Market Bosworth is at a height of approximately 125m above Ordnance Datum, on relatively high land forming a ridge above the valleys of the River Sence to the west and River Soar to the east. Its location above the river valleys appears to have been attractive to settlement from the prehistoric period, with Bronze Age and Iron Age finds reported from the area. A Roman villa was found to the north west of Bosworth Hall in the 1960s.
- 3.2. The place name 'Bosworth' is first recorded in the Domesday Survey (1086). The entry is split over two holdings, with part held by Count of Meulan and part by Hugh de Grandmesnil. The first entry notes that 'Saxi held it' indicating that there was a settlement present prior to the Norman conquest. The second entry notes a priest and deacon among the recorded inhabitants, indicating that the church at Market Bosworth was an early foundation. The name means 'enclosure of a man called Bosa', further demonstrating that this was the site of an early medieval settlement.
- 3.3. A Market Charter was granted to Bosworth by Edward I (a date of 1285 is cited in the CAA). The market place is still at the centre of the town, and Market Place, Park Street, Main Street and Church Street represent the core of the medieval settlement. The parish Church of St Peter includes 14th century architecture and is one of the only surviving medieval buildings in the town. Archaeological work in the town (Transactions of the Leicestershire Archaeological and Historical Society, Volume 92, 2018, pages 268-270) as part of community test pit excavations identified archaeological material from the Bronze Age to present, but significantly Anglo-Saxon pottery was found near to the Roman villa site suggesting that the original early medieval settlement was originally to the north of the medieval town. The current town appears to have developed from the 10th century with the earliest activity concentrated along Park Street south of the church and north of the Market Place. By the 12th century the town was well established with activity spreading along the southern side of Park Street, then by the 13th century also along Main Street. However by the 15th century this appears to have contracted back to the Market Place. The 14th century was a period of population decline following years of poor agricultural production and plague. The archaeological evidence indicated that by the end of the 16th century the town had re-established itself again in the area occupied during the 13th century. The affix 'Market' is used from the 16th century, primarily to distinguish Market Bosworth from Husbands Bosworth (a predominantly agricultural settlement) in the south of the county.
- 3.4. The Conservation Area Appraisal (CAA) notes that the manor was held by the Harcourts of Stanton and Bosworth during the medieval period. The development of Market Bosworth is closely associated with Bosworth Hall, and the estate at Bosworth is documented as part of the holdings of the Harcourts from the early 13th century. Two medieval parks are believed to have been present in Market Bosworth during the medieval period, Old Park and Southwood Park. It is possible that these related to the two original holdings in Domesday and were united when the Harcourts acquired the estate. Southwood Park is documented

in 1232 and 1293 and is probably the site of Bosworth Park, which is marked as a Deer Park on historic mapping. The Bosworth estate was purchased by Sir Wolstan Dixie in 1585. The Dixie family resided at Bosworth Hall with the present hall having been built for them in the late 17th century.

- 3.5. The Battle of Bosworth was fought on land to the south of the town in 1485. The registered battlefield includes the site of the battle, where Richard III was killed ending the Wars of the Roses. Speed's Map of Leicestershire, 1627, shows Market Bosworth as a compact, nucleated settlement around its market place, with 'King Richards Field' to the south. The market and cattle market were important aspects of the town's economy during the medieval and post medieval periods. During the later 18th and 19th centuries, as with many towns throughout Leicestershire, Market Bosworth also had a thriving framework knitting industry.
- 3.6. Records suggest that the Market Bosworth Grammar School, now the Dixie Grammar School on the market square in Market Bosworth, dates from the early 14th century, but it was re-founded by Sir Wolstan Dixie in 1601 and the main building of the current school dates to 1828. The Reverend Small (the Rector of Market Bosworth during the second half of the 19th century and original occupier of The Old Rectory) was also a trustee of the school.

The Old Rectory

- 3.7. The Tithe Map for the parish of Market Bosworth (1848) shows the site of the Old Rectory as a plot of undeveloped land between the town to the west and Bosworth Park to the east. Sutton Lane, leading from Market Place is shown as developed (with houses, cakehouse, chandlers shop, carpenters shops, malt office, outbuildings and gardens, owned by Lady Noel Byron). Rectory Lane had no properties at that time. The site of the Old Rectory was in 1848 owned by the Rector of Market Bosworth (it is noted as Glebe land), with the occupier listed as William Beck and Joseph Argyle (in hand). The site is recorded as pasture and 'The Old Bowling Green'. The Rector at Market Bosworth was Beaumont Dixie in 1842, succeeded by Nathaniel Small in 1847. Nathaniel Small is still recorded as the Rector of Market Bosworth in the 1881 census, by then he was 76 and living with his wife Bridget and a number of servants. The land adjacent to the site of The Old Rectory is recorded on the Tithe Map as The Park, owned and occupied by Sir WW Dixie Baronet. Sir WW Dixie is recorded in the Topographic Dictionary of England written in 1848 as the patron of the living at Market Bosworth. There were clearly close links between the Dixie family and the church at Market Bosworth, and early Ordnance Survey maps show the Old Rectory as connected by paths to Bosworth Park.
- 3.8. An undated map of Church Street held by the Market Bosworth Society records the previous Rectory House on land immediately to the south of the church, although the depiction is not of a building and indicates that it was a ruin at the time the map was drawn. The site is plot 161 on the Tithe Map, recorded in the Tithe apportionment as 'site of Old Rectory', it was owned by Sir WW Dixie.



Figure 1: Tithe Map for the Township of Market Bosworth in the County of Leicester, 1848
(the site of The Old Rectory is marked by the blue arrow)

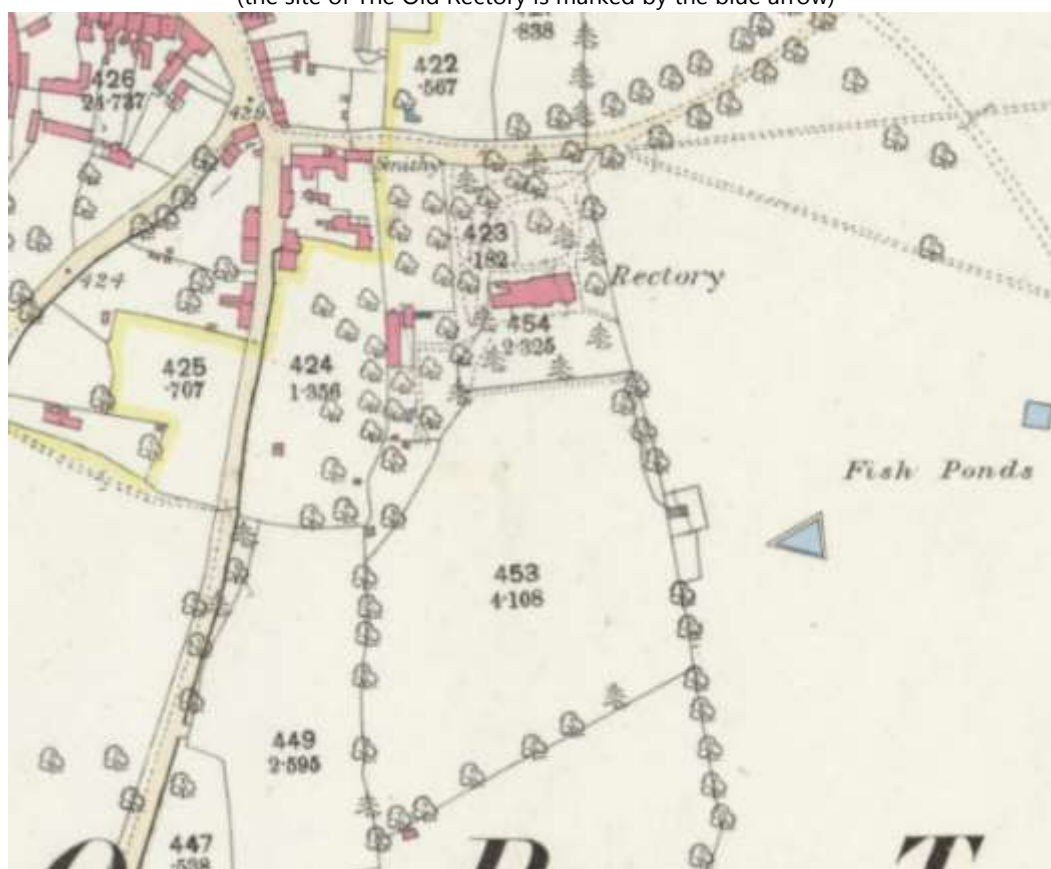


Figure 2: Ordnance Survey, 1885, 1:2,500

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- 3.9. An historical account held by the current owners of The Old Rectory notes that the original rectory was built in 1534 and renovated in 1690. That building was demolished in 1845-49 and some of the building materials reused in the current property. From 1851, the census records the address of Reverend Small as Rectory House, Market Bosworth.
- 3.10. The Old Rectory dates then to 1849, having been built by the Reverend Nathaniel Pomfret Small M.A. (Rector from 1847 until his death at 79 in 1885). Nathaniel Pomfret Small's parents were Henry Alexander Small and Dorothy Dixie, and he was a close relation to the Dixies of Bosworth Hall.
- 3.11. Many existing rectories were rebuilt around the 1840s under the influence of the Oxford Movement, which (among other ideas) placed emphasis on the dignity of worship and of the clergy. The new rectories were typically close to the church but where there was the opportunity the new house would typically be a generous detached house set in pleasure grounds with a coach house, stables and gardens, as at Market Bosworth.

4 Description and value of the site

- 4.1. The Old Rectory, Rectory Lane, Market Bosworth, is a grade II listed building, the listed building description is as follows:

List Entry Number: 1361308: Date first listed: 29 January 1991 (no revisions noted): Rectory. 1849. Red brick with stone dressings. Slate roof with stone coped gable ends: Brick axial and gable end stacks.

Double depth plan of 2 parallel ranges with central entrance hall and with service wing to right (west).

Tudor style.

2 storeys. 3:3 bay north front. Symmetrical 3-bay main range to left, the centre in - gabled projection with moulded stone 4-centred arch doorway with hoodmould and shallow oriel above with 3-light mullion transom window. Cross-mullion transom windows to left and right with margin glazing bars. Service wing set back on right, similarly gabled at centre and with smaller cross mullion transom windows with glazing bars. Rear garden front (south), centre of main range recessed slightly at centre with oriel over doorway. 2-storey canted bay window to right, and gabled projection to left with shallow bay window on ground floor with large 4-light mullion transom window, and 3-light window above with nowy-headed hood- mould. Service wing set back slightly to left with 2 mullion transom windows on ground floor and smaller 2-light sashes on first floor, all with glazing bars.

Interior: Moulded plaster arch across hall which has large open well, moulded string staircase at back with twisted balusters and panelled newels with ogee finials and pendants. Most of the original joinery survives including panelled doors and there are some marble chimneypieces. The north east ground floor room has large safe with iron door built into the wall.

- 4.2. The building is shown on historic mapping as being formed of three bays, with the service bay in the west end of the building. The arrangement of the chimneys indicates that the building may originally have had two bays, with the third (service bay) added after the original construction. However, a sales brochure from 1985 notes that "*the house was originally constructed as one dwelling in two parts, the principal part being the Rectory house and the second part being the adjoining servants' quarters*".
- 4.3. There have been significant alterations and extensions to the building, after 1990, comprising the demolition of part of the service bay and attached outbuildings, and construction of a two-storey extension with swimming pool, as well as internal alterations to the layout at first and ground floor levels. An invoice of works for repairs to the building dates from 1891, the work included plastering and work to the hearths and drains. A receipt dated 1965 is held in the parish records and records the replacement of fireplaces in the house. Sales particulars from 1985 and 1990 show the house prior to listing and before any

of the renovations or extensions completed by the current owners. The building was owned by David Wilson Homes Ltd between 1985 and 1990 and purchased in a derelict state by the current owners in 1990.



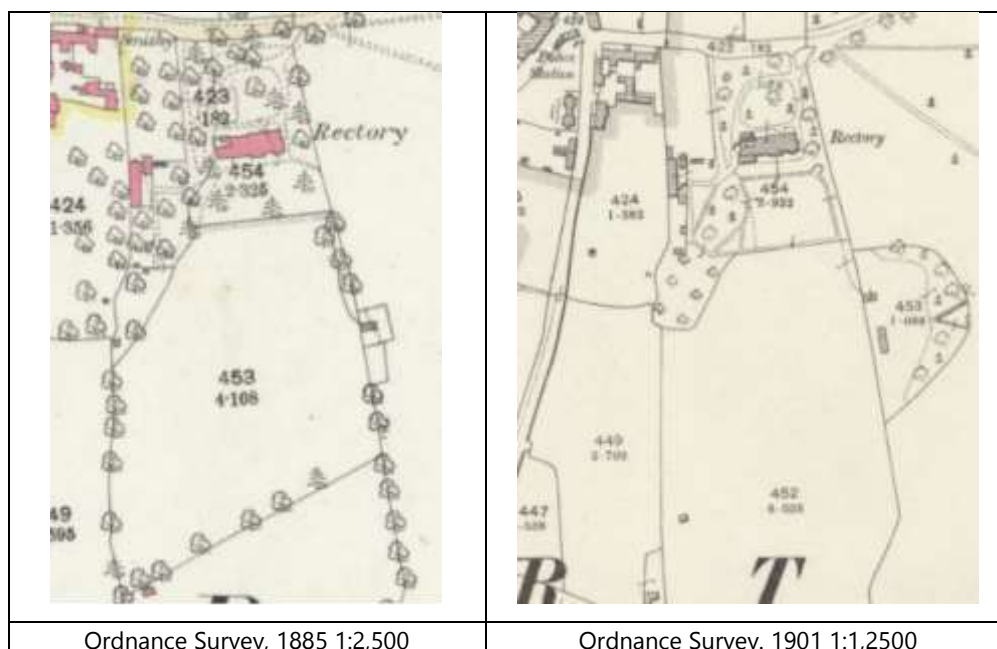
Planning history

- Under application 86/00625/4 (1986) planning permission was permitted for the conversion of the Rectory and stables to nine retirement homes;
- Under application 88/00216/4 (1988) planning permission was permitted to demolish single storey outhouses and hall attached to house demolish stable and out houses substandard structures for the conversion into NHBC housing;
- Under application 99/00146/LBC and 99/00120/FUL (1999) planning permission was permitted for an extension to the dwelling including garaging;
- Under application 00/00949/FUL (2000) planning permission was permitted for the conversion of the stable into one dwelling and the erection of a garage; and
- Under applications 94/00524/LBC and 94/00520/FUL (1994) consent was given for an extension and formation of access.

- 4.4. The Old Rectory is a significantly altered building. The on-site inspection noted that internally the layout has been altered to accommodate connections into the swimming pool annex. There have been changes to the mouldings in a number of the rooms, with modern plasterwork evident in most rooms. The moulded plaster arch across the hall is extant. The moulded string staircase is present but altered (it contains modern replica sections and blocks the fanlight of the garden door). Some original joinery survives but the fireplaces and surrounds appear to be mostly replacements. The large safe with iron door built into the wall in the north east ground floor room is present. The passage on the first floor is understood to have been moved from its original location.
- 4.5. Comparison between historic photographs of The Old Rectory held on the Market Bosworth Society website and current photographs show that (in addition to the main demolition and extension) the door on the gable section of the service bay front elevation (the north facing elevation) has been inserted and the window moved. The door to the garden on the south facing elevation is shown on photographs from 1985 with its fanlight, which was subsequently blocked. The staircase includes modern sections and may have been moved. A chimney stack shown on historic photographs between the two gables in the eastern bay is no longer extant.

Ground and gardens

- 4.6. The rear garden has a terrace, shown on historic mapping but altered between 1885 and 1901. To the front the carriage turn is modified but still extant (the main entrance was moved presumably coinciding with the sale of part of The Park and development of Cedar Drive). The entrance onto Rectory Lane has modern brick gates and gate piers. The balustrade wall and stairs from the terrace to lawn to the south of the house are modern. There are mature trees in the gardens which are subject to a separate arboriculture assessment. Although separated from the house, the adjacent stables are considered curtilage listed structures to The Old Rectory.



Market Bosworth Conservation Area

- 4.7. The Old Rectory is within the extent of the Market Bosworth Conservation Area. It is noted in the appraisal as key space within the conservation area and the trees as important trees. However, there is very limited visibility into the site from Rectory Lane and the CAA notes that views along Rectory Lane towards The Park have a wooded appearance (paragraph 6.3) and that Rectory is set behind high walls with a gated entrance (paragraph 7.7). There is implied acknowledgement of the lack of visibility of The Old Rectory from outside of its grounds. However, as a building that holds historic value to appreciating the development of the town, The Old Rectory makes a positive contribution to the general character and appearance of the conservation area. It is a building that represented a social and communal function as home to the town's rector, and a building that reflects the influence of the Dixie family on the town's development.

Non-designated heritage assets

- 4.8. The Leicestershire Historic Environment Record (HER) records The Old Rectory (reference MLE12151). The Old Rectory is within the recorded extent of Market Bosworth historic settlement core (reference MLE2935), although historic mapping and recent archaeological field work indicate that the town did not extend to include settlement along Rectory Lane until the mid to late 19th century.
- 4.9. Also recorded are the find spots of a Bronze Age cremation urn (MLE63540 and Roman coin (MLE7942), both were found in October 1849 during works in the grounds of the Rectory. Both were reported to have been found while grubbing up a hedge, presumably at the site of The Old Rectory, which was under construction at that time.

Statement of significance

- 4.10. The Old Rectory has aesthetic heritage value, as a building with architectural detailing dating from the mid-19th century. The architect is not recorded. It is also a building that has illustrative historic interest, demonstrating the development of Market Bosworth, and having been built by an incumbent rector at the height of the Oxford Movement's influence over the design of clergy accommodation. It also has associative historic interest through its close association with the Dixie family. The Old Rectory has a degree of communal historic value as the former home of the local rector.
- 4.11. Grade II listed The Old Rectory is not an 'asset of the highest significance' which in NPPF terminology relates to grade I and II* listed buildings. Grade II listed buildings are designated heritage asset and of special interest. However, the Old Rectory, Market Bosworth, has been extended and altered in the 20th century, and does not fully retain its original plan form or appearance. The listing selection criteria for Suburban and Country Houses references rectories and notes that for houses dating to 1700 to 1850 those without substantial alterations will probably warrant listing. The swimming pool extension is modern and does not contribute to special interest of the building.

5 Impact assessment and justification

The proposed changes

- 5.1. The proposed development comprises the conversion from domestic house to a school, the works proposed to achieve this are:
- At ground level, creation of new lightweight partition walls in lobby, toilets, office and head teachers office and quiet room, creation of doors (x3);
 - At ground level, changes within the modern extension to create a kitchen and dining area;
 - At first floor level, creation of new lightweight partition walls in former bedroom, removal of ensuite to create classroom, removal of some doors and fittings (not original layout) and creation of new doors;
 - General maintenance of the roof and repair of the existing windows, general compliance with safety requirements commensurate to the use of the building; and
 - Externally, the creation of carparking within the front garden (retaining the existing layout and carriage turn), creation of a class room and therapy room, creation of a play area and multi-use games area. The existing entrance is retained but will be widened to allow for easier access.
- 5.2. The proposals would result in minor impacts to the historic built form of the building and very limited removal of historic fabric. The original building plan is no longer extant.

Justification

- 5.3. The listed building has been in use as a private house since it was sold by the Diocesan in 1985, although it has been unoccupied and is showing signs of wear and deterioration. Prior to that it was the town's Rectory and served, at least partially, a social function. It also has association with former trustees of the Dixie Grammar School and therefore a distant but tangible link to the provision of education in Market Bosworth.
- 5.4. The building has been altered as needed by its occupants, over the last thirty years particularly. The proposed works include additional alterations necessary to the conversion of the building from a house to a specialist school which takes students at a high level of need and consequently behavioural issues.
- 5.5. The proposed works would have public benefit in contributing to much needed special education provision locally and regionally, while also ensuring that the historic building is conserved and put into a sustainable use.

The magnitude of impact

- 5.6. The level of effect is determined by comparing the heritage value of the asset with the degree of change to that value. With reference to planning practice guidance *Paragraph:*

018 Reference ID: 18a-018-20190723 How can the possibility of harm to a heritage asset be assessed?, an important consideration is whether the adverse impact seriously affects a key element of its special architectural or historic interest of an asset; it is the degree of harm to the asset's significance rather than the scale of the development that is assessed.

- 5.7. In policy terms (NPPF paragraph 200 and 201), harm to the significance of a designated heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance and is equivalent to a major effect in the scale set out below. Less than substantial harm is a broader spectrum, with negligible and minor effects at the lowest end of the scale and medium level effects at the higher end.
- 5.8. The key special interest of The Old Rectory rests in the overall appearance and character of the building, which retains some of its original plan and its historic interest as a building that has associative, illustrative and communal heritage values. The degree of internal alteration and the scale and mass of the swimming pool extension are detracting factors that do not contribute to the asset's special interest.
- 5.9. The proposals would result in some harm to historic building fabric and minor alterations to the internal layout of the building, but key features that have evidently been unaffected by the 1990s renovations, such as the iron safe, are retained. Externally, the building would be largely unaltered. The proposals include the construction of car parking, classrooms, a play area and a MUGA. These would not introduce a significant alteration to the existing layout of the gardens in relation to the house. The layout of the carriage turn would be retained.
- 5.10. The proposals would result in no appreciable change to the building in terms of its contribution to the heritage values of the Market Bosworth Conservation Area. The overall appearance would be largely unaltered. The creation of car parking could be achieved with minimal intervention so that the appearance and character of the area to the front of the house (a key area in terms of the conservation area) is not appreciably different to its current appearance when not in use. The MUGA and classrooms would introduce built form into the garden but there would be no intervisibility between this and the conservation area.
- 5.11. There is some potential for archaeology to be present within the site, evidenced by the find of a Roman coin and Bronze Age urn reputedly found during the construction of the building, and also its recorded name on the tithe apportionment of 'Old Bowling Green'. However the works proposed do not need deep excavations and any likely impact to the probable depth of archaeological deposits could be mitigated through a proportionate programme of archaeological recording, secured as a condition of any forthcoming consent (this is consistent with the NPPF at paragraphs 203 and 205).
- 5.12. There is also a beneficial effect in terms of the works proposed to secure the building through necessary repairs to the roof, rain water goods and windows.

Significance of effect

- 5.13. The proposed changes, considering both the adverse impacts to the historic fabric and the beneficial effects of conserving the historic building, would result in an effect that is of minor significance and therefore at the lower end of the scale of effects described as 'less than substantial harm'. The design of the proposals has specifically responded to the special historic and architectural interest of the building and its surroundings, through proposing minimal impacts to the historic fabric, and by preserving the existing scale, mass and form of the building.
- 5.14. The proposals would have a neutral effect on the Market Bosworth Conservation Area, the contribution currently made by the Old Rectory to the heritage values of the conservation area would remain readily apparent and there would be no impact on the heritage values of the conservation area as a result of the proposals.
- 5.15. Impacts on archaeology could, if necessary, be mitigated through the implementation of a suitable programme of archaeological work.

Mitigation

- 6.1. The minor effect could be mitigated by making a photographic record of those parts of the listed building that are affected by the proposals, prior to any changes taking place.
- 6.2. In the event that there are concerns that the proposed works would include excavations at a depth of possible archaeological sensitivity, a suitable programme of archaeological monitoring and recording could be secured as a condition of consent.

Consultation

- 6.3. The recommended mitigation is subject to consultation with the conservation officer for Hinckley and Bosworth District Council and Leicestershire and Rutland Archaeology Service.

Conclusion

- 6.4. The Old Rectory, Market Bosworth, is a grade II listed building that was purpose built as a rectory in 1849. It had close links to the Dixie family, baronets of Market Bosworth. The building retains much of its historic character and appearance but has been significantly altered through the removal of part of the service wing and outbuildings and the construction of a large extension during the late 20th century, and changes to the internal layout and fixtures. The key special interest of the building is therefore its overall character and appearance and historic (illustrative, evidential and communal) value.
- 6.5. The proposed changes are necessary to convert the house from a private residence to a school for students with special educational needs. The works will conserve the historic building. The proposals will introduce minor alterations to the (already altered) internal layout and have a negligible impact on historic fabric. The overall character and appearance

of the building, and its contribution to the heritage values of Market Bosworth Conservation Area, would be preserved.

- 6.6. In summary, an effect of minor significance is predicted. This effect is equivalent to less than substantial harm being at the lowest end of that scale of effects. This should be considered, in line with paragraph 202 of the NPPF, against the public benefits of the proposal. Planning practice guidance (Paragraph: 020 Reference ID: 18a-020-20190723 What is meant by the term public benefits?) sets out that this includes the conservation of the building, setting out that *"benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit."*
- 6.7. Paragraph 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 states that *"In considering whether to grant listed building consent for any works the local planning authority or 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."* The proposals preserve the special architectural and historic interest of the building as far as it currently survives after a number of previous significant modifications during the later 20th century.
- 6.8. The proposals demonstrate an appreciation and understanding of the heritage values of the listed building, through minimising impacts to historic fabric and proposing materials that are consistent with the building's character and appearance. The small scale of the proposed changes externally does not compete with the historic scale or form of the building. The negligible loss of historic fabric could be mitigated by making a record of the building prior to any changes.

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7 Appendix A; Photographs



1. Aerial view, prior to the construction of the swimming pool



2. Garden and rear elevation



3. Garden and front elevation



4. Garden and front elevation



5. Front garden and view to Rectory Lane



6. Hallway and stairs