

Delegated Report

Planning Ref: 25/01077/LBC

Applicant: Mr And Mrs K Garnett

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Cart House Help Out Mill Shackerstone Lane

Proposal: Proposed internal alterations, insertion of new windows, replacement of existing glazed screens to doors and associated works to two existing dwellings to create one dwelling

1. Recommendations

1.1. Grant Listed Building Consent subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

2.1. The proposal seeks to undertake alterations to the three units at Cart House, Help Out Mill, Shackerstone Lane to create one dwelling and involves the internal reconfiguration of the existing floor plan to provide defined living spaces, including additional bedrooms, an office, and a shower room. Externally, a small number of new and altered window openings are proposed to improve natural light and access. One existing door opening will be closed up.

2.2. The proposed materials externally would correspond to those present on the existing dwelling with the exception of aluminium to the bi-fold doors.

3. Description of the site and surrounding area

3.1. Help Out Mill is a grade II* listed building of special historic and architectural interest, with the key component of the heritage significance of the asset being the mill itself. The Tack Rooms, Cart Shed and Courtyard Office form a predominantly U-shaped plan of historic outbuildings formerly associated with the Mill complex, all of which are situated within the curtilage of the listed building and are deemed to be 'curtilage listed'. The outbuildings were converted to residential use during the late 2000s with three residential units being formed (see 25/00185/CLE). The conversions have sympathetically retained the historic and architectural character of the outbuildings, including maintaining their typical shallow depth linear plan form and making use of retained openings where possible for new windows and doors.

3.2. The site itself lies 1.00 mile to the north of the village centre of Shackerstone within the countryside and adjacent to River Sense. The site can be accessed via Main Street.

4. Relevant planning history

83/00676/4

- Conversion of stables to offices with flat over related to adjacent restaurant with erection of porch and staircase
- 27.09.1983
- Planning Permission

88/00752/4

- Conversion of redundant farm buildings into a dwelling
- 26.07.1988
- Planning Permission

88/01426/4

- Conversion of redundant farm buildings into a dwelling
- 21.02.1989
- Planning Permission

99/00568/LBC

- Change of use from store to dwelling
- 05.11.1999
- Listed Building Consent

04/01507/FUL

- Barn conversion and extension to form dwelling doctors consultancy room studio and retention of implement store
- 12.05.2005
- Planning Permission

04/01508/LBC

- Barn conversion and extension to form dwelling doctors consultancy room studio and retention of implement store
- 12.05.2005
- Listed Building Consent

25/00185/CLE

- Certificate of existing lawful development to seek approval for additional development, alterations, and conversion of outbuildings to two additional dwellings, relating to planning permissions 04/01507/FUL and 04/01508/LBC
- 12.05.2025
- Certificate of Lawful Existing Use

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. Following the publications, no comments have been received.

6. Consultation

- 6.1. HBBC Conservation Officer:

‘The proposal seeks to undertake alterations to the three units to create one dwelling and involves the internal reconfiguration of the existing floor plan to provide defined living spaces, including additional bedrooms, an office, and a shower room. Externally, a small number of new and altered window openings are proposed to improve natural light and access. One existing door opening will be closed up.

It is considered that the works are modest in scale and designed to complement the existing building, utilising materials and detailing consistent with the original fabric to preserve the character and appearance of the property. The proposals will therefore have a negligible impact on the significance of the curtilage listed building and have

no impact on the wider setting of the Help-Out Mill complex of buildings. For these reasons it is therefore considered that the proposed works to the curtilage listed outbuilding to Help Out Mill would be compatible with its significance and consequently the proposal would comply with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.'

6.2. Historic England:

'We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>'

6.3. Shackerstone Parish Council:

- No comments have been received.

7. **Policy**

7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

7.2. Site Allocations and Development Management Policies DPD (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

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

8. **Appraisal**

8.1. Key Issues

- Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting
- Impact upon neighbouring residential amenity

Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting

8.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the 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 Section 66 of the Act places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses.
- 8.5 The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.
- 8.6 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.7 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. Policy DM12 also states that all proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.
- 8.8 The proposal seeks to undertake alterations to the three units to create one dwelling and involves the internal reconfiguration of the existing floor plan to provide defined living spaces, including additional bedrooms, an office, and a shower room. Externally, a small number of new and altered window openings are proposed to improve natural light and access. One existing door opening will be closed up.
- 8.9 It is considered that the works are modest in scale and designed to complement the existing building, utilising materials and detailing consistent with the original fabric to preserve the character and appearance of the property. Aluminium will be introduced to the material palette, nevertheless this would not harm the character and appearance of the property. The proposals will therefore have a negligible impact on the significance of the curtilage listed building and have no impact on the wider setting of the Help-Out Mill complex of buildings. For these reasons it is therefore considered that the proposed works to the curtilage listed outbuilding to Help Out Mill would be compatible with its significance and consequently the proposal would comply with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP and the Councils Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.11 The proposed works includes the addition of new openings. The proposed openings would nevertheless be positioned away from the neighbouring dwellings to the south overlooking the adjacent agricultural land bearing no adverse impacts to neighbouring residential amenity.
- 8.12 By virtue of these factors, the proposal would not result in any overlooking or loss of privacy to the neighbouring properties therefore the development is considered to be in accordance with Policy DM10 of the SADMP in this respect.

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.

10. Conclusion

10.1. By virtue of the modest scale, complementary design and use of materials and detailing consistent with the original fabric of the property, the works are considered to preserve the special architectural and historic interest and therefore significance of the grade II* listed building, Help Out Mill and have no impact on the wider setting of the Help-Out Mill complex of buildings. The proposed development would further have no impacts upon residential amenity.

10.2. The proposals are considered to be in accordance with Section 16 of the NPPF and the statutory duty of Section 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

11. Recommendation

11.1 **Grant Listed Building Consent** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 6th November 2025.

Reason: To preserve the special interest of the building in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation

Areas) Act 1990 and in accordance with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan, Drg No. 25.4556; and
- Proposed Elevations, Sheet 2 of 3, Drg No.25.4556.11; and
- Proposed Floor Plans, Sheet 3 of 3, Drg No.25.4556.12;
all as received by the Local Planning Authority on the 6th November 2025.
- Proposed Block, Site, Roof Plan, Proposed Front Elevation as Existing, Sheet 1 of 3, Drg No.25.4556.10 B as received by the Local Planning Authority on the 19th November 2025.

Reason: To preserve the special interest of the building in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

- a) 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.