

Planning Committee 27th September 2022
Report of the Planning Manager (Development Management)

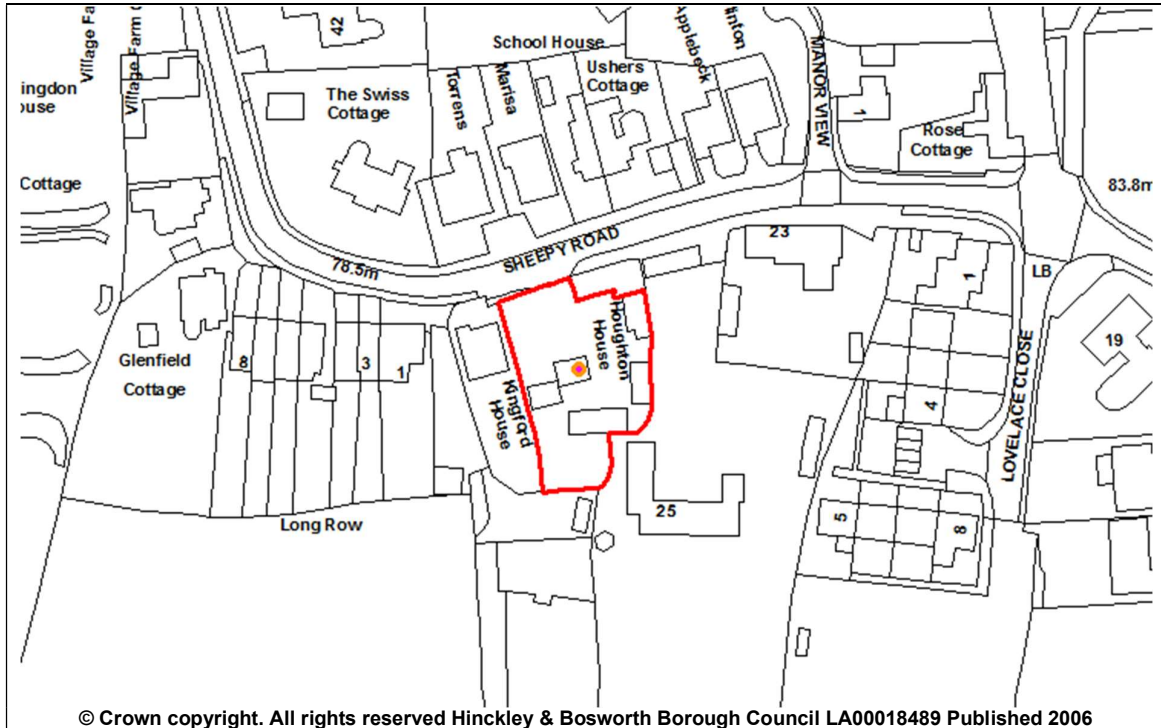


Hinckley & Bosworth
Borough Council

Planning Ref: 21/01502/LBC
Applicant: Ms Amy Lawson-Gill
Ward: Ambien

Site: Houghton House Sheepy Road Sibson

Proposal: Demolition of existing outbuildings and the refurbishment of a Grade II listed residential property.



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

1.2 The changes to the associated application 21/01502/LBC do not impact upon the listed building works covered under this application and so the report remains as submitted to the Committee on 5 July. The only point to note is that seven additional neighbour letters have been submitted but all the comments address matters properly considered under application 21/01501/FUL.

2. Planning application description

2.1. A comprehensive Remaining Schedule of Works document provides a detailed description of the existing structures and a detailed schedule of works proposed in respect of each aspect of the building. The remaining works can be summarised as:-

- 2.2. External works include but are not limited to the demolition of the remaining single storey outbuildings constructed of a variety of materials (including timber frames, timber boarding, brick, clay tile and metal sheet roof) located adjacent to the west and south boundaries of the site to make way for the proposed dwellings, completion of the external brick face to the 1.8m high eastern boundary wall and the erection of a low brick wall with louvre divider to enclose a rear garden to Houghton House.
- 2.3. External alterations include but are not limited to:- the re-formation of the former front elevation entrance door, formation of a new external door to the rear elevation, the repair or replacement of existing windows and doors, the alteration of unsympathetic/unsuitable windows and doors, repair, re-pointing or replacement where necessary of bricks, tiles, render and mortar, and the extension of the chimney stack.
- 2.4. Internal works predominantly consist of re-plastering exposed brick walls in a number of rooms in addition to a small number of other minor renovation works. Many of the earlier consented internal works including the exposing and treatment of the timber frame have been sympathetically undertaken by the applicant.

3. Description of the site and surrounding area

- 3.1. Houghton House is sited on the road frontage (grass verge), and is a two storey, detached cottage with a small outbuilding abutting its eastern gable. There was previously a two-storey gable to the rear (south) elevation with an attached range of single storey brick and tile outbuildings with pitched roof that extended along the east boundary. These ranges have been removed as part of the implementation of permissions reference 14/00541/HOU and 14/00542/LBC. There are a number of other detached outbuildings located to the rear along the west and (part) south boundary, constructed of a variety of materials including brick, timber and metal sheeting used for purposes ancillary to the dwelling.
- 3.2. Houghton House is a grade II listed building located on the south side of Sheepy Road. It is within the Sibson Conservation Area. The listing description states:
- 3.3. *"House. Late C17, refronted mid C18 and late C18. Timber framed with red brick facing. Plain tile roof with large ridge stack and single gable stack. Original lobby entry plan. Exterior. 2 storey, 3 window street front. 2 window section to right fronted mid C18 with two 3-light wooden casement windows and above two 3-light casements with leaded lights which project above the eaves with eye-brow dormer roofs. Single window section to left fronted late C18 with large 3-light cross casement and above another 3-light casement with leaded lights and eye-brow dormer roof. Right return wall rendered over timber framing has single casement window."*

4. Relevant planning history

05/01269/LBC

- Replacement windows to the front elevation
- Listed Building Consent
- 20.01.2006

11/00984/FUL

- Extension and alterations to dwelling
- Planning Permission

- 30.04.2012

11/00985/LBC

- Internal and external extensions and alterations to dwelling including demolition of outbuildings.
- Listed Building Consent
- 30.04.2012

14/00541/HOU

- Extensions and alterations to dwelling
- Planning Permission
- 19.09.2014

14/00542/LBC

- Extensions and internal and external alterations to dwelling including demolition of outbuildings
- Listed Building Consent
- 19.09.2014

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. A site notice was also posted within the vicinity of the site.
- 5.3. A notice was displayed in the local press.

6. Consultation

- 6.1. No comments have been received from the following consultees:
 - Historic England
- 6.2. No objections have been received from the following consultees:
 - HBBC Conservation Officer
- 6.3. Objections have been received from nine separate addresses with the following concerns:
 - 1) Not in keeping with the character
 - 2) Loss and damage to historic fabric
 - 3) The additional properties within the grounds of Houghton House are of a more urban style, bearing no architectural relation either to Sheepy Road (predominantly properties with "eyebrow" windows) or to the historic village as a whole (e.g. the 12th Century Church, the historic Public House or the Old Rectory).
 - 4) Over development of the site.

7. Policy

- 7.1. Sheepy Parish Neighbourhood Plan 2018-2036
 - Policy S7: Local Heritage Assets

- 7.2. Core Strategy (2009)
 - Policy 13: Rural Hamlets
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - The Sibson Conservation Area Appraisal (2008)

8. Appraisal

- 8.1. Key Issues
 - Impact upon the special architectural and historic fabric/interest of the 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 199-202 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 Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building.
- 8.5. The Remaining Schedule of Works document with history section describes the significance of the listed building, provides justification for the works and a commentary on their potential impact upon its significance. The level of detail within this document is considered more than sufficient and therefore the requirements of paragraph 194 of the NPPF and the relevant sections of DM11 of the SADMP have been met.

Impact upon the significance of the listed building

- 8.6. The remaining single storey outbuildings on the application site have some very limited historical merit in terms of the evolution of the occupation and use of the Houghton House. However, they are later additions to the setting of the main building and by virtue of their current poor condition and appearance it is considered that their demolition will not result in the loss of significant architectural or historic features and subject to the recording that has been supplied in the submitted documentation, their demolition is considered to be justified and therefore acceptable. The detached buildings are of an incongruous appearance and of little merit in terms of historical significance that their demolition will have a positive impact on the setting of the listed building.
- 8.7. In respect of the front elevation, the windows are proposed to be restored to their earlier configuration and the front door re-instated within the existing opening and the dentilled eaves brickwork to the front elevations re-exposed. It is considered that the proposed changes will have a positive impact upon this prominent front elevation of the building and will enhance the special architectural and historical interest of it. The proposed alterations, repair or replacement of windows and doors on the other elevations will not result in the loss of any significant architectural or historical features and therefore are also considered to be acceptable. The extension to the chimney stack, construction of the brick boundary wall to the east site boundary, repair, re-pointing or replacement where necessary of bricks, tiles, render and mortar will not result in any unnecessary loss of salvageable architectural or historical fabric and will improve the stability and long-term viability of the listed building and is therefore acceptable.
- 8.8. The reinstatement of a lime plaster finish to the internal walls alongside other minor renovation works will result in an enhancement to the significance of the listed building and is therefore acceptable.
- 8.9. A detailed and comprehensive scheme of works has been submitted within the Remaining Schedule of Works document in addition to the Appendices of this document providing a general approach and specification for the repair or replacement of timber windows, repointing brickwork, preserving historic plaster, and internal lime plastering. Any works should be carried out in accordance with these details to ensure that the significance of the listed building is preserved. For any new and replacement windows and doors details including their appearance, dimensions and construction materials should be submitted and approved in writing prior to their installation to ensure that the significance of the listed building is preserved and enhanced. A simple elevational and sectional drawing for the windows and doors is recommended.
- 8.10. To ensure that the desired external and internal alterations and renovations to the listed building are implemented it is requested that a suitably worded planning condition is placed on any subsequent approval of the proposed new dwellings within the setting of Houghton House to tie the enhancements to the listed building to the implementation of that development.

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 in the consideration of this application. The Committee must also ensure the same when determining this planning 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 removal of the incongruous outbuildings within the immediate setting of the listed building, and the implementation of a sympathetic range of external and internal alterations to Houghton House in accordance with a detailed schedule of works and further details to be provided via condition, will preserve and enhance its special architectural and historic interest. The proposal is therefore compatible with the significance of the grade II listed building, and it would comply with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

- 11.2 That the Planning Manager be given powers to determine the final detail of planning conditions.

11.3 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details dated the 31/05/22 and 04/03/22

Design and Access Statement
Design and Access Statement (Low-Res Part 1)

Design and Access Statement (Low-Res Part 2)
Design and Access Statement (Low-Res Part 3)
Proposed Ground Floor Site Plan - Drg No. 20101 P03
Proposed First Floor Site Plan - Drg No. 20102 P03
Proposed Floor Plans - Unit 4 - Drg No. 20105 P03
Proposed Elevations - Unit 4 - Drg No. 20102 P03
Proposed Detailed Elevations - Unit 4 - Drg No. 20106 P0
Landscaping Illustrative Plan Drg No 214115 94101 P01
Landscaping Layout Plan Drg No 214115 94102 P01
Car Parking Provision - 214115 95101- P02
Garden Areas Plan P02
Car Parking Provision Plan P02
Boundary Treatment Plan P02
Refuse & Recycling Plan P02

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall be implemented in accordance with the proposed work schedules and Appendices 2, 3, 4 and 5 within the Remaining Schedules of Works document received by the local planning authority on the 31/05/22.

Reason: To ensure that the development has a satisfactory external and internal appearance to preserve and enhance the significance of the listed building to accord with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

4. Before any development commences, details of any new and replacement windows and doors on each elevation of the listed building shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved details. The details shall include the window frame and door materials, window frame and door finish, and sectional and elevational window and door drawings to a recognised scale.

Reason: To ensure that the development has a satisfactory external appearance to preserve and enhance the significance of the listed building to accord with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

5. There shall be no occupation of the fourth dwelling to be constructed pursuant to the planning permission 21/01501/FUL until the internal and external works to Houghton House have been completed in accordance with the details approved in condition 2 of this listed building consent.

Reason: To secure the enhancement of the listed building to accord with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.