

Appendix 3

Ibstock conservation area: Character appraisal and boundary review

Summary of public consultation responses

Consultee	Consultee's response	NWLDC officer comments
Resident 59 High Street	Email 10 May. While “very keen that the village [should] be beautified”, the resident objected to “being given a load of rules and regulations as to what I [would] be allowed to do”.	Not agreed. The inclusion of this property in the conservation area would mean that some works would require planning permission: An extension to the rear of the property of more than one storey; an addition or alteration to the shape of the roof; external cladding; some chimneys and satellite dishes. These restrictions do not appear excessive.
Resident 5 Hinckley Road	Telephone call 9 May. Supported the addition of 1 to 7 Hinckley Road to the conservation area, because these are “nice little cottages”.	Agreed.
Resident Lockers End	Email 15 May. Supported the boundary revisions generally. The revisions would “protect from inappropriate change” in the context of “a need for more houses”. The revisions would protect “High Street and its environs”, which is the focal point of the settlement.	Agreed.

Appendix 3

Consultee	Consultee's response	NWLDC officer comments
Resident Holmsdale Manor	Email 6 June. Supported the boundary revisions, including those to her own property and to "the fields around the church". Considered that the latter revision would "protect the rural aspect".	Agreed.
Member of the public Melbourne Road	Online comment 6 June. Supported the addition of land on Overton Road to the conservation area, because "the public footpaths [are] used by the whole community" and the appearance of the area is "in keeping with the surrounding buildings".	Agreed.
Resident 155 High Street	Online comment 7 June. Supported the boundary revisions generally. Considered it important that heritage assets "are not allowed to fall into a state of disrepair" and that "nature areas" should be conserved. Considered that "information should be made available to residents ... to ensure that changes are made sympathetically" and that council officers should be "visually present and supportive of the residents".	Agreed.

Appendix 3

Consultee	Consultee's response	NWLDC officer comments
<p>Owner Land to the SE of the Rectory</p>	<p>Letter 8 June. Agreed that the former kitchen garden “does meet the criteria for designation” but asserted that the majority of the land “simply comprises an agricultural field”. Acknowledged that the land was “originally part of the Rectory garden” but argued that “this has not been the case for a considerable period of time” and that the field “does not contain sufficient interest to be designated”.</p>	<p>Not agreed. Council officers consider that this land should be added to the conservation area because of its historic interest. While the land has been in agricultural use since perhaps the 1950s, it retains key features such as the trees along the water course. The development of this land would have a substantial effect on the setting of the parish church.</p>
<p>Owner Land r/o 119 High Street</p>	<p>Email 15 June and 30 June. Objected to the addition of their land to the conservation area:</p> <ul style="list-style-type: none"> (i) considered that the addition of the land to the conservation area would be “unreasonable” and that maintenance of the land and trees would be “onerous”; (ii) considered that the addition of the land to the conservation area would have “no benefit” because the land “is completely private and cannot be seen”; and (iii) considered that “the setting of the village is already protected as it is surrounded by the National Forest [including the] Sence Valley”. 	<p>Not agreed. The land is bounded by outgrown hedgerows; the character appraisal encourages their restoration. If this was done, then the continuing maintenance of the land would not be onerous.</p> <p>Not agreed. Appreciating the significance of a heritage asset “does not depend on public rights or ability to access it” (Historic England, 2015). The development of this land would have a substantial effect upon footpath FP552, which passes close to the west boundary of the land.</p> <p>Not agreed. Council officers consider that this land should be added to the conservation area because of its historic interest. The presence of the National Forest is irrelevant to this consideration.</p>

Appendix 3

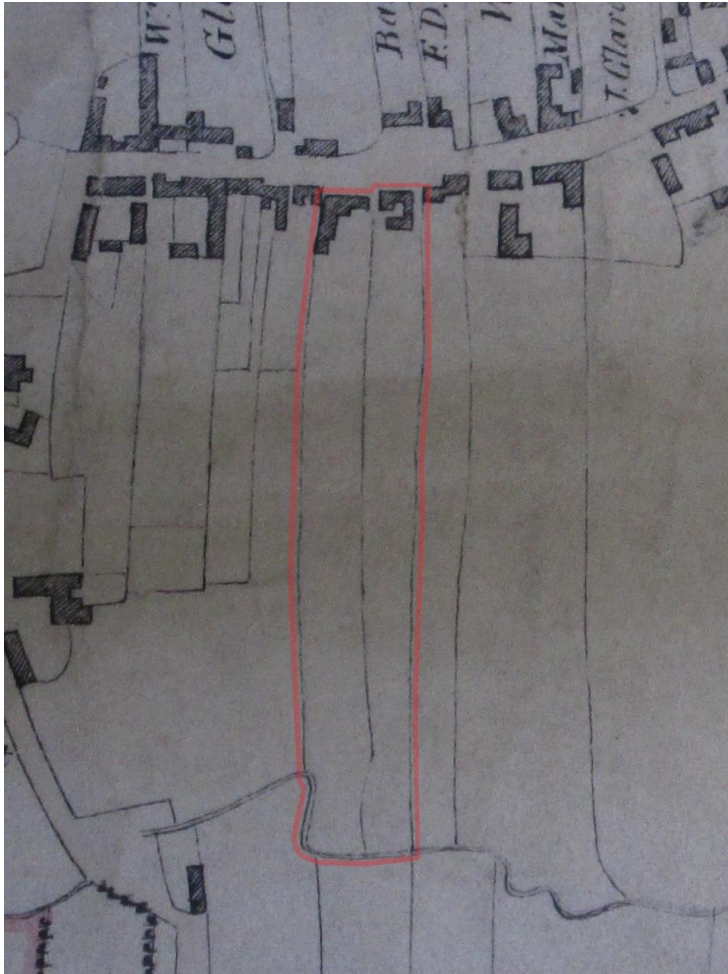
Consultee	Consultee's response	NWLDC officer comments
<p>Owner Land r/o 121 High Street</p>	<p>Letter 16 June. Objected to the addition of their land to the conservation area. It is proposed that this land be added to the conservation area because of its historic interest. The owner said "I can see no historic evidence ... The character appraisal refers to the enclosure award [map] of 1774 but does not illustrate this map ... What exactly is the evidence for the association of area 7 with the houses fronting High Street?"</p>	<p>Not agreed. Council officers consider that these 'crofts' should be added to the conservation area because of their historic interest. The layout of the land has altered little since 1774; see maps 1 and 2 below. The landowner was given copies of these maps and invited to revise their objection; no further correspondence was received.</p>
<p>Member of the public High Street</p>	<p>Email 22 June (late response). Supported the boundary revisions generally.</p> <p>Recommended that land to the rear of 109 to 115 High Street should be added to the conservation area, because this land is "similar in character to the adjacent fields [that are proposed] to be included in the conservation area".</p>	<p>Agreed.</p> <p>Not agreed. Land to the rear of 117 to 121 High Street is associated with two listed buildings and its layout has altered little since 1774. By contrast, land to the rear of 109 to 115 High Street is not associated with a listed building and its layout was altered between 1774 and 1838 and again since. See maps 1 and 2 below.</p>

Appendix 3

Consultee	Consultee's response	NWLDC officer comments
<p>Ibstock Historical Society</p>	<p>Email 3 July 2017 (late response). Supported the boundary revisions generally – “well done”. Supported specifically the addition of 1 to 7 Hinckley Road (area 1), land to the SE of the Rectory (area 5), land on Overton Road (area 6) and land to the rear of 117 to 121 High Street (area 7).</p> <p>Recommended that the boundary should include 28 and 30 High Street, “a fairly original and well maintained Victorian house”.</p> <p>Recommended that the boundary should include 112 High Street (the Post Office), “which has a similar footprint to the 1774 building”.</p> <p>Supported the appraisal of below-ground remains at paragraphs 3.21 and 3.22 – “laudable”.</p>	<p>Agreed.</p> <p>Not agreed. Whatever the significance of these properties, they are isolated on either side by areas redeveloped in the twentieth century.</p> <p>Not agreed. Whatever the significance of the Post Office, it is isolated on either side by areas redeveloped in the twentieth century.</p> <p>Agreed.</p>

Appendix 3

Map 1. The 'crofts' as they appeared in 1774



Courtesy of the Record Office of Leicestershire, Leicester & Rutland
Reference DE8666

Map 2. The 'crofts' as they appeared in 1838



Courtesy of the Record Office of Leicestershire, Leicester & Rutland
Reference TI/155/1