

Conversion and extension of outbuilding and garage block  
into five residential units for holiday accommodation

Report Item No  
A4

Breedon Hall Main Street Breedon On The Hill Derby  
DE73 8AN

Application Reference  
17/01580/LBC

Applicant:  
Mr And Mrs Charles Meynell

Date Registered:  
12 October 2017

Case Officer:  
Eleanor Overton

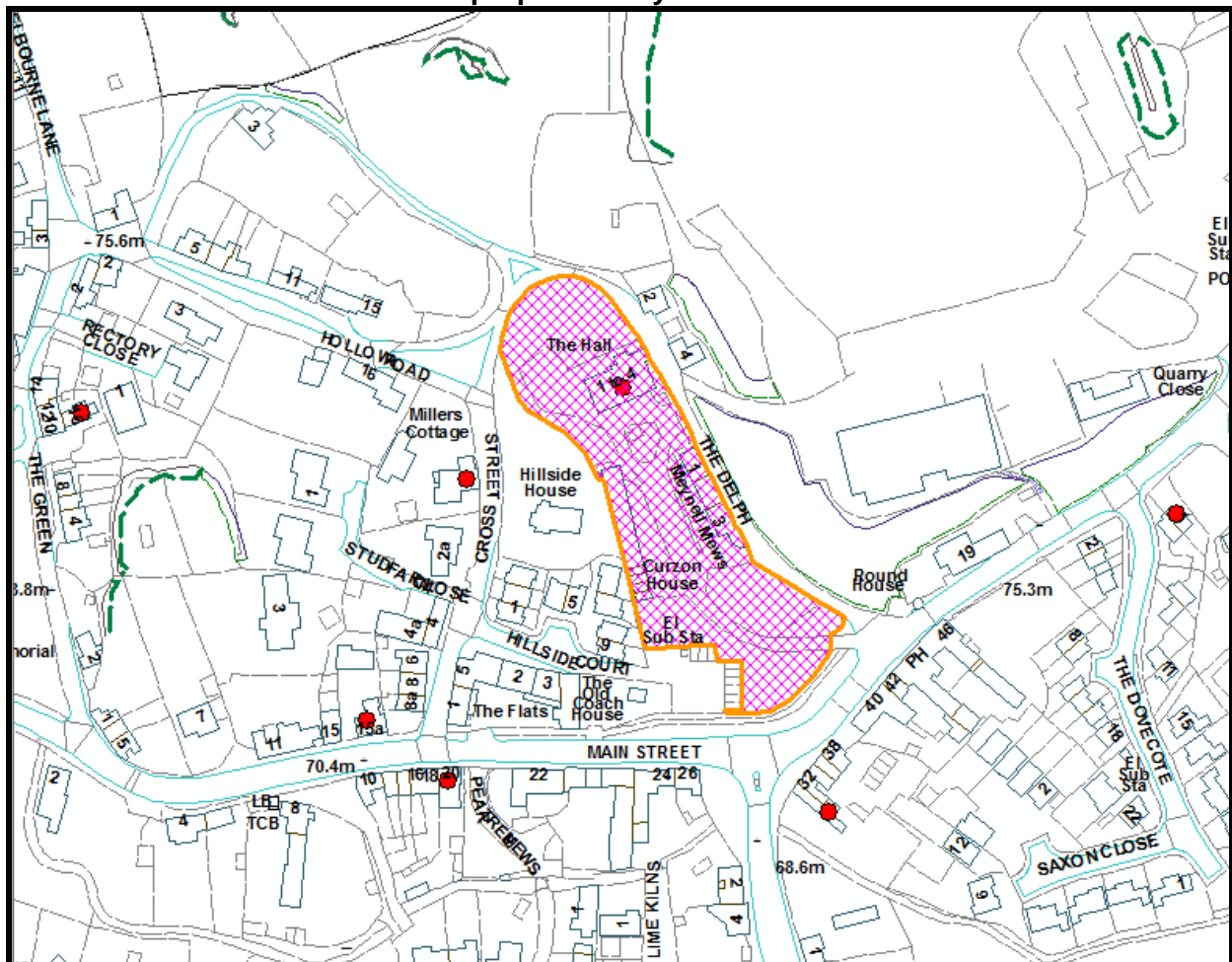
Consultation Expiry:  
7 February 2018

Recommendation:  
PERMIT

8 Week Date:  
7 December 2017

Extension of Time:  
7 January 2018

Site Location - Plan for indicative purposes only



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## **EXECUTIVE SUMMARY OF PROPOSALS**

### **Call In**

The application is before Planning Committee as the applicant is related to a serving Councilor, Councilor Blunt.

### **Proposal**

Listed Building Consent is sought for the conversion and extension of an outbuilding and garage block into five residential units for use as holiday accommodation, at Breedon Hall, Main Street, Breedon on the Hill.

### **Consultations**

Two letters of objection have been received by a single objector, the owner of the development of retirement bungalows known as Hillside Court. There are no outstanding objections from any statutory consultee and the Parish Council do not object.

### **Planning Policy**

The application site is within the Limits to Development in the adopted North West Leicestershire Local Plan and is also within the Conservation Area.

### **Conclusion**

The principle of new tourist accommodation in Breedon on the Hill is considered acceptable. The key issues are:

- Impacts on the Fabric and Character of the Listed Building

The report below considers these matters, and Officers conclude that the proposal is acceptable on this basis. The scheme meets the requirements of relevant NWLDC policies, the applicable paragraphs of the NPPF and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act

### **RECOMMENDATION - PERMIT, SUBJECT TO CONDITIONS.**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## MAIN REPORT

### 1. Proposals and Background

Listed Building Consent is sought for the conversion and extension of an outbuilding and garage block into five residential units for use as holiday accommodation, at Breedon Hall, Main Street, Breedon on the Hill.

Breedon Hall is a Grade II Listed Building situated on the northern side of Main Street and to the west of The Delph, in Breedon on the Hill. To the south of Breedon Hall, the central approach is flanked by two detached, two story brick outbuildings. The outbuilding to the west (known as 'Curzon House') is a former coach house, which was partially converted into residential use some time ago and in 1984 was extended to provide four garages. This building is subject of the current Listed Building Consent.

The building sited opposite is a former stable block which has been converted to provide three units of residential accommodation.

The application has been supported by a Heritage Statement. In brief this concludes that the proposals for the conversion works have been carefully considered and that elements of works necessary to the fabric have been kept to a minimum. It is stated that the conversion should serve to enhance the setting, including the approach to Breedon Hall and more broadly contribute towards the preservation and enhancement of the Conservation Area. It is also considered that the conversion will contribute towards ensuring the long-term conservation of the heritage asset in an appropriate way.

Throughout the course of the application, amended plans have been secured to address concerns raised by the Officer and Consultees. These plans have been subject to a full re-consultation.

This application should be read in conjunction with the report for full planning permission ref: 17/01608/FUL which is also reported on this Planning Committee agenda.

#### **Relevant Planning History:-**

11/01025/LBC - Change of use to C3 (dwellinghouse) and internal alterations - Approved 14th February 2012;

11/01026/FUL - Change of use to C3 (dwellinghouse) - Approved 14th February 2012;

12/01006/FUL - Change of use of former stable block into 3 residential units including external alterations and works along with the erection of a single storey extension - Approved 13th February 2013;

12/01007/LBC - Change of use of former stable block into 3 residential units including external alterations and works along with the erection of a single storey side extension (listed building consent) - Approved 13th February 2013;

13/00695/NMA - Non material amendment to planning permission 12/01006/FUL to allow reduction in number of roof windows proposed and removal of existing (non original) chimney previously proposed for retention - Approved 14th November 2013;

13/00677/LBC - Change of use of former stable block into 3 residential units including external alterations and works along with the erection of a single storey side extension (Amended Scheme to LBC 12/01007/LBC to now include removal of non-original chimney and formation of three roof-lights on north east roof plane) - Approved 14th November 2013;

15/00637/LBC - Retrospective application for conversion of unlisted former stable block within curtilage of listed building into 3 residential units including external works and off-street parking - Approved 9th September 2015;

16/00371/VCI - Variation of Condition 1 and removal of Condition 2 associated with planning permission reference 15/00648/VCI to allow for the removal of part of boundary wall (retrospective) and formation of a vehicular and pedestrian access off The Delph with associated brick piers and gates - Approved 12 May 2016;

17/01608/FUL - Conversion and extension of outbuilding and garage block into five residential units for holiday accommodation - Pending Consideration

## **2. Publicity**

7 Neighbours have been notified.  
Press Notice published Derby Evening Telegraph 25 October 2017.

## **3. Summary of Consultations and Representations Received**

### **No objection from:-**

Breedon on the Hill Parish Council

The Council's Head of Building Control originally raised some concerns; however, these have now been resolved through the submission of amended plans.

### **Third Party Representations**

Two letters of representation have been received from the same objector. The objector has written on behalf of Brelade Estates, the company who owns Hillside Court; the development of retirement bungalows situated to the north west of the site.

The following concerns are raised within the letters:-

That the proposal would result in overshadowing and loss of light to the neighboring properties.  
The proposed roof lights would result in an unacceptable level of overlooking.  
The scale of the proposal would result in an oppressive form of development.  
Queries as to why the proposed roof lights are all situated within the westerly aspect of the roof.

## **4. Relevant Planning Policy**

### **Relevant Planning Policy**

#### **The Planning (Listed Buildings and Conservation Area) Act 1990**

#### **National Planning Policy Framework**

The following sections of the NPPF are considered relevant to the determination of this application:

Paragraph 118 (Conserving and enhancing the natural environment)  
Paragraph 131 (Conserving and enhancing the historic environment)  
Paragraph 132 (Conserving and enhancing the historic environment)  
Paragraph 133 (Conserving and enhancing the historic environment)  
Paragraph 134 (Conserving and enhancing the historic environment)

#### **Adopted North West Leicestershire Local Plan (2017)**

The following policies of the adopted Local Plan are consistent with the policies in the NPPF and should be afforded weight in the determination of this application:

HE1 - Conservation and Enhancement of North West Leicestershire's Historic Environment

#### **Other Policies/Guidance**

National Planning Practice Guidance - March 2014

## **5. Assessment**

The main consideration in the determination of the application relates to whether the works proposed will preserve the architectural and historical character of the building.

### **Impacts on the Fabric and Character of the Listed Building**

The site lies within the Breedon on the Hill Conservation Area and the coach house and stables subject of this application are Grade II Listed, whilst the more recently added garage block is curtilage Listed, by virtue of its physical connection to the Listed Building.

The proposed development must therefore be considered against section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that when considering a planning application for development that affects a listed building or its setting, the decision maker, "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 possess."

In relation to the Listed Building designation as a heritage asset, Paragraph 131 of the NPPF requires that in determining planning applications, local planning authorities should take account of, amongst others, the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 132 goes on to say that 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.

Paragraph 134 of the NPPF states that where a development 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 securing its optimum viable use.

Units 2 - 5 of the proposal would be situated within the original part of the building, which was formally a coach house and stables. The original building dated to the mid-late 18th Century, however part of it was raised in the 19th Century and the left gable was rebuilt at some point in the 20th Century. It is also understood that the northern most section of the building was converted to flats in 1986.

Unit 1 would be situated within a modern pitched roof 4 bay garage attached to the southern side of the original part of the building. This was erected in/around 1984. The appearance of the garage block is not in keeping with the design or scale of the attached Listed building.

The design of the holiday lets as originally proposed were not considered acceptable and would have detracted from the historic characteristics of the building, and objections were received from the Council's Conservation Officer on such grounds.

Throughout the course of the application, the design of the scheme has been amended and the first floor extension originally proposed to the garage block has been omitted but to facilitate the first floor accommodation, the eaves and ridge level of the garage building have been raised. The proportions of this part of the building are now more akin to those of the original building and the buildings overall appearance is improved.

Details of the fenestration have also been amended, the proposed glazing has been set in a deep reveal and the number of roof lights have been reduced. Such amendments have resulted in the development appearing more sympathetic and have ensured that the buildings original characteristics have been retained.

Owing to the concerns raised by the Council's Buildings Control Officer, specifically in relation to fire safety, two fire escapes have been inserted into the rear elevation of the building. These have been carefully sited and designed to ensure they do not detract from the original character of the building and would not result in harmful impacts to its fabric. These openings would comprise of butt and beaded painted doors and would replicate the scale of existing first floor opening within the rear elevation.

As outlined above, the Council's Conservation Officer originally raised concerns with the scheme, however following the amendments made, the proposal is now considered to result in less than substantial harm to the heritage assets and furthermore, it is acknowledged that there would be some public benefits associated with the scheme, by virtue of the unused parts of the building being brought back into a viable use through their conversion.

By virtue of the amended design, there are considered to be no significantly harmful impacts on the Listed Building in terms of its fabric or its setting and as a result of the siting of the building, the development would not be prominent within the Conservation Area, and as such its character would be preserved.

In consideration of the above, and on balance, the historic significance of the heritage assets would not be harmed and the development would accord with the principles of Paragraphs 131, 132, 137 and 141 of the National Planning Policy Framework. The proposal would also comply with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy He1 (Conservation and Enhancement of North West Leicestershire's historic environment) of the adopted Local Plan.

It is therefore recommended that Listed Building Consent is granted subject to conditions.

**Other Issues**

The concerns raised within the letters of representation are not material to the consideration of this application for Listed Building Consent, but have been fully appraised within the accompanying application for planning permission.

**RECOMMENDATION - PERMIT subject to the following conditions:-**

1. Standard time limit
2. Approved plans
3. Materials
4. Window door and rooflight details