

# IBSTOCK CONSERVATION AREA

## APPRAISAL AND STUDY



**SEPTEMBER 2001**

## **PREFACE**

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Conservation Areas are kept under review (Section 69(2)) and that local planning authorities in exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Having regard to these requirements and the advice contained in the English Heritage guidance notes 'Conservation Area Practice' and 'Conservation Area Appraisals', the District Council produced a draft Appraisal/Study of Ibstock Conservation Area in February 2001.

The draft document was the subject of consultation and publicity over a six week period between 27 February and 10 April 2001. On 18 September 2001, having considered the various representations and recommended amendments the District Council's Executive Board resolved that subject to the amendments outlined in the Executive Board report the Conservation Area Appraisal/Study document be adopted as supplementary planning guidance to the policies of the North West Leicestershire Local Plan.

As supplementary planning guidance the Conservation Area Appraisal/Study document whilst not having the same status as an adopted plan policy may be taken into account as a material consideration in the determination of planning applications.

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## 1. INTRODUCTION

- 1.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Ibstock Conservation Area was designated by the District Council in June 1992 and the existing boundaries are shown on Map 1.
- 1.2 This Appraisal/Study document aims to fulfil two key roles. The Appraisal outlines the historical development of the settlement and defines the special interest, character and appearance of the built and natural environment within and surrounding the existing Conservation Area boundaries. The Study identifies future opportunities for the preservation and enhancement of the Area. (The numbers **in bold** in the text refer to an associated plate/photograph).

## **2. LOCATION, POPULATION AND TOPOGRAPHY OF IBSTOCK**

- 2.1 Ibstock is a large village of some 5,454 people\* located 4 km to the south-west of Coalville town centre and some 7 km to the south-east of Measham. The village is bisected by the former Hinckley to Melbourne Common turnpike road (now the A447) which runs northwards through the settlement. Towards the northern periphery of the village, Melbourne Road has a crossroads junction with Ashby Road and Leicester Road.
- 2.2 At the south-western edge of the settlement High Street leaves Hinckley Road and proceeds north-eastwards. Overton Road (formerly Lockers Lane) runs southwards from High Street (between The Rectory and The Manor House) and continues parallel to Hinckley Road before rejoining the former turnpike road at Belcher's Bar.
- 2.3 Ibstock occupies an undulating site, although the land falls steeply to the south of High Street on its descent towards a brook. Ibstock is located within the South Derbyshire/Leicestershire concealed coalfield, where coal measures are buried beneath a thick cover of red Triassic rocks. Open cast coal mining works were undertaken to the north-west of the village in the post War period.

\* Mid-1998 Estimate : Source : Leicestershire County Council

### **3. ORIGINS AND HISTORICAL DEVELOPMENT OF IBSTOCK**

3.1 Ibstock was established in the Anglo-Saxon period and the area around the Parish Church of St Denys at the junction of High Street and Hinckley Road apparently represents the settlements earliest foundation. Until the beginning of the nineteenth century the village developed with an essentially agricultural based economy as farmsteads were established north-eastwards along High Street and by the 1770s development was concentrated along its length up to Chapel Street (Welding, 1984, p20). The enclosure of the Parish lands was completed by a Act of 1774 and by 1801, of the population of 763 people, some 270 people were mainly employed in agriculture with 105 people mainly employed in manufactures, trades etc. (Nichols, 1811, p751). The manufacturing employment included a domestic framework knitting industry, which declined in the second half of the nineteenth century with the move towards factory production (Armson, 1938, pp14-15; Hoskins & McKinley, 1969, p3).

3.2 The development of the concealed coalfield in the first half of the nineteenth century led to the sinking of a colliery to the north east of the established village in 1825 and its subsequent connection to the Leicester and Swannington Railway in 1832 (Owen, 1984, p196). Also in the 1830s, the colliery company began the manufacture of bricks (and later terracotta) when suitable clays were found alongside the mine (Palmer and Neaverson, 1992, p117). This industrial development led to a demand for workers housing and Ibstock underwent a rapid expansion. Within the village new development initially continued north-eastwards along High Street, although by the late Victorian period much new building had also taken place along Melbourne Road and on Chapel Street.

3.3 With the village's expansion, which continued throughout the twentieth century, High Street became firmly established as the main commercial area. New places of worship were also built for the non-conformists, formal education facilities provided and additional social facilities created (1).



**Plate 1 : Church Hall, High Street (former stables to The Rectory)**

3.4 In May 1927, Ibstock Colliery was closed, although the start of open cast working and the continued operation of other deep mines in the locality ensured the continuation of some employment in the mining industry until the later decades of the twentieth century. The closure of Bagworth Colliery in 1991, however, brought an end to deep mining in the Leicestershire concealed coalfield and although, brick making has continued at Ibstock, the economy of the settlement has suffered with the decline of the area's primary industry.

#### **4. FACTORS CONTRIBUTING POSITIVELY TOWARDS THE CHARACTER OF THE CONSERVATION AREA**

##### **Character Statement**

- 4.1 The boundaries of the Area are concentrated along part of High Street shown to have been established by the 1770s, although many properties (superficially at least) appear to post date the turn of the nineteenth century. Earlier building survivals include the Parish Church **(2)**, the Manor House (formerly 'Ibstock House')**(3)** and No. 150 Main Street.
- 4.2 The streetscape of the High Street in the eastern part of the Area is of relatively close knit development, with many properties located up to or close to the back edge of the highway. There is a mix of residential and commercial buildings.
- 4.3 In the western part of the Conservation Area, the agricultural origins of the settlement remain more in evidence with a number of former farmhouses and farm buildings along the High Street. Some properties on the southern side of the High Street still adjoin open field areas. Overall this westernmost part of the Area is of a much more open form with properties typically having front garden areas. The land bounded by Hinckley Road, High Street and Overton Road is occupied by the Parish Church and its graveyard, the Church Hall and The Rectory (now divided into two properties - The Rectory/Lockers End).
- 4.4 The individual elements considered to make a positive contribution to the character of the Conservation Area are shown on Map 2.



**Plate 2 : Parish Church of St. Denys, off High Street**



**Plate 3 : The Manor House, High Street (formerly 'Ibstock House')**

## **Building Materials and Local Details**

- 4.5 The predominant building material is local red brickwork, typically laid in a Flemish bond which was common in the nineteenth century **(4&5)**. The polite architecture style of buildings is typical of that established in settlements where there was a ready supply of local brick. Architectural details to properties include raised string courses below first floor windows, bands of terracotta tiles and dentiled eaves cornices. Roofs are of dark blue clay plain tiles or Welsh slate.
- 4.6 On the northern side of High Street, opposite the Manor House, are a number of properties in the Arts and Crafts style of the late nineteenth century with applied half timbering and white painted plasterwork/pargetting **(6)**. No. 158 High Street has particularly fine terracotta panels to its front gable **(7)**.
- 4.7 The Parish Church is the principal stone built structure within the Area, although coursed rubble stone was used as a plinth to some boundary walls.
- 4.8 Window units to properties were predominantly of double hung vertical sliding sashes. The heads to window openings have various detailing, including fine gauged brickwork, flat segmental brick arches and stone/plaster lintels.
- 4.9 The doors to the late eighteenth/early nineteenth century houses of some architectural pretension are typically of a paneled design, set within doorcases with fanlights above. Similar paneled doors would probably have been originally installed to later nineteenth century properties, although most properties now appear to have replacement doors of a late twentieth century date.



**Plate 4 : No. 139 High Street**



**Plate 5 : No. 119 High Street**



**Plate 6 : Nos. 152/154 High Street**



**Plate 7 : No. 158 High Street**

- 4.10 Black cast iron rainwater goods are prevalent throughout the Area to properties constructed prior to the Second World War.

### **Architectural and Historic Qualities of Listed and Unlisted Buildings**

- 4.11 There are eight buildings in the Area which are included on the list of buildings of special architectural or historic interest (Appendix A). The Parish Church of St. Denys, which is of fourteenth century origin, is listed at Grade II\* as a building of particular importance. William Laud (1573-1645), who in 1633 became Archbishop of Canterbury during the reign of Charles I, was the Rector of Ibstock from 1617 to 1626/7 (Laud was subsequently executed by the Parliamentarians during the English Civil War). The Parish Church, like many Anglican churches, was the subject of much restoration work in the nineteenth century (White, 1877, p249; Pevsner and Williamson, 1992, p184). The Church's listing also covers the Paget family tomb within the churchyard (DoE, 1983, p18). The Paget Family became lords of Ibstock manor in 1469 and were important landowners in the parish into the twentieth century (Armson, 1938, p8-9). Thomas Paget was a celebrated pioneer livestock farmer at the turn of the nineteenth century (Owen, 1984, p229)
- 4.12 The other six listed buildings are listed at Grade II as being buildings of special interest. The former farmhouse at No. 150 High Street **(8)** and the Manor House are superficially of the mid eighteenth century period. The other buildings are of a nineteenth century date and comprise the stable block to the Manor House, Nos. 119 and 121 High Street **(9)** and The Rectory (now The Rectory/Locker's End) on Overton Road.



**Plate 8 : No. 150 High Street**



**Plate 9 : Nos. 119/121 High Street**

- 4.13 There are also a number of unlisted buildings of some architectural or historic merit which are considered to make a positive contribution to the streetscape of the Area (Appendix B). These buildings are largely in the nineteenth century polite architectural style constructed in local red brick **(10)**.

### **Boundary Treatments**

- 4.14 Walls of local brickwork, some with coursed rubble stone plinths, are prevalent to individual properties throughout much of the western part of the Area. The Manor House and The Rectory (with Lockers End) both have a particularly fine boundary walls, along their High Street and Overton Road frontages. The boundary walls channel views southwards along Overton Road from High Street **(11)**. In the eastern part of the High Street within the Area nineteenth century commercial and residential properties are largely situated up the back edge of the footway and boundary treatments are therefore less in evidence.

### **The Archaeological Significance and Potential of the Area**

- 4.15 With regard to standing building archaeology, the Manor House although superficially of a mid eighteenth century date may have an earlier core (Department of the Environment, 1983, p19). Other buildings along High Street, which are superficially of a largely nineteenth century date, may also contain earlier built fabric in view of documentary evidence of earlier developments provided by Prior's Map of 1777. Below ground archaeological remains may survive of the dwellings which were situated along the High Street frontage of the site now occupied by the modern Health Centre and its associated car park.



**Plate 10 : No. 111 High Street**



**Plate 11 : View South-Westwards along Overton Road from High Street**

## **The Contribution of Green Spaces and Natural Elements**

- 4.16 Natural elements and the open form of the area around the Parish Church, the Rectory/Lockers End and The Manor House are important to the character of the western part of the Area. There is a fine avenue of mature lime trees along the pathway leading to the Parish Church from High Street **(12)** and the Church is surrounded by a large graveyard edging into surrounding fields.
- 4.17 Along Overton Road there is fine avenue of mature trees covered by a Tree Preservation Order, comprising lime, horse chestnut, common beech, ash and sycamore trees **(13)**. Individual trees within the grounds of The Manor House, including copper beech and pine, are also covered by the Tree Preservation Order. No. 156 High Street has good individual mature deciduous and evergreen trees along its road frontage **(14)**.
- 4.18 The more built up nature of the eastern part of the Area, means that natural elements are for the most part not a feature of the streetscape.

## **The Character and Relationship of Spaces Within the Area**

- 4.19 The position of the Parish Church set back from High Street and the large number of mature trees in the churchyard, means that the building is largely screened from much of the Area. The Church tower with its recessed spire is, however, a prominent landmark on the southern approach to the village along Hinckley Road (A447). The Crown Public House is a prominent landmark on the entry into the High Street from Hinckley Road **(15)**.



**Plate 12 : View Southwards from High Street along Lime Avenue towards the Church of St. Denys**



**Plate 13 : Avenue of Mature trees along Overton Road at Entrance to Conservation Area**



**Plate 14 : Mature trees to frontage of No. 156 High Street**



**Plate 15 : The Crown Public House, Hinckley Road/High Street**

4.20 Within the eastern part of the Area, the location of most properties close to the back edge of the footway ensures that there is for most part a strong sense of enclosure which channels views along the High Street in both directions **(16 &17)**.



**Plate 16 : View North-Eastwards along High Street from No. 150 High Street**

4.21 The applied half timbering façade of No. 154 High Street provides a visual stop to views to the south-west along High Street at the entry to the 'S' - bend on the street **(17)**. The three storey properties at Nos. 147 and 150 High Street provide a visual gateway into the straight section of the High Street on the southern approach through the 'S' - bend on the street **(18)**.



**Plate 17 : View South-Westwards along High Street towards Nos. 152/4 High Street**



**Plate 18 : View on Approach along High Street towards Nos. 147 and 150 High Street**

## **The Relationship Between The Area and the Surrounding Landscape**

4.22 The field area immediately to the south of The Manor House and Nos. 123-141 High Street is believed to contain archaeological remains of the original settlement. Opposite the field area; on the western side of Overton Road; there is a Grade II listed small ruinous structure; perhaps a chimney breast; which is called 'Archbishop Lauds Pantry' (DoE, 1983, p23). The structure, which is possibly of a sixteenth/seventeenth century date, may have been part of the otherwise now demolished 'Archbishop Lauds Rectory'. 'Lauds Rectory' became a farmhouse upon the completion of the Georgian rectory (now The Rectory/Lockers End) further to the north along Overton Road.

## 5. FACTORS HAVING A NEGATIVE IMPACT ON THE CHARACTER OF THE CONSERVATION AREA

### Buildings of Poor Visual Quality

- 5.1 Within the Area there was only a limited degree of new development in the post war period. Nevertheless, those buildings that were erected have for the most part not added to the architectural interest of the Area. The Surgery on the northern side of High Street, by reason of its design, the modern materials used in its construction and its position set back from the road frontage appears discordant within the streetscape **(19)**. The row of garages adjacent to No. 122 High Street severely detracts from the setting of the Area at its eastern boundary.



**Plate 19 : Doctor's Surgery, Nos. 132/4 High Street**

## Permitted Development Rights

- 5.2 A significant detrimental impact on the character of the Area has occurred as result of the alterations undertaken to residential properties under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and its predecessors.
- 5.3 Although permitted development rights are generally more restricted in Conservation Areas than other parts of the District, this has not prevented the loss and alteration of features to older residential properties which are not listed. The permitted works have included the removal of traditional timber window and door units and their replacement with modern units of aluminium and pvcU construction. Some replacement window units, whether of pvcU, aluminium or even of timber, have also resulted in the introduction of window types such as a mock top hung 'sashes' and picture windows **(20)**, which do not reflect traditional fenestration details of properties within the Area.
- 5.4 Other works detrimental to the character of the Area include the capping or removal of chimney stacks, the replacement of black cast iron rainwater goods with grey pvcU products and the removal clay plain tile or Welsh slate roof coverings and their replacement with concrete plain or interlocking tiles.
- 5.5 Within the Conservation Area, there has been an application of modern cement based render to the facades of a number of buildings **(21)**. This has to some extent undermined the previously predominant red brick character of properties within the streetscape.



**Plate 20 : Nos. 149/151 High Street - pvcU Window Units**



**Plate 21 : Rendered Facades to Nos. 123-7 High Street**

## **6. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT**

6.1 The District Council considers that the Conservation Area designation is an integral element of securing the overall revitalisation of the village by encouraging the enhancement of the built environment in the historic core. Within the planning policy framework provided in relation to Conservation Areas it is considered that there are opportunities to address the negative elements identified in the Conservation Area Appraisal.

### **Planning Policies**

6.2 Any proposals for new development in the Conservation Area will be considered against the policies of the Local Plan (Policies E10, E11 and E12), which aim to encourage a high standard of design in relation to any new building works requiring an application for planning permission. In relation to these policies it should also be emphasised that the omission of any particular feature or space in this Conservation Area Appraisal/Study should not be taken to mean that it is of no interest.

6.3 Separate policies in the Local Plan relate to proposals affecting listed buildings (Policies E13, E14, E15 and E16) and sites of archaeological interest (Policy E19). The Local Policies as they relate to the historic environment are outlined in Appendix C.

## **Advertisement Signs and Shop Fronts**

- 6.4 The qualities of the streetscape can be eroded by the display of insensitive advertisements and the insertion of modern shop fronts. Whilst the District Council has powers to control the design of many advertisements there are cases where signs can be displayed without the need for consent. Clearly there is an opportunity to encourage sympathetic advertisement signage as well as improving the quality of shop fronts to properties in the Conservation Area.

## **The Removal of Permitted Development Rights ?**

- 6.5 The effect of alterations to older unlisted residential properties as a result of permitted development rights have been detrimental to the character of the Conservation Area. As a mechanism to increase local planning authority controls on such works, an Article 4(2) Direction under the provisions of the Town and Country (General Permitted Development) Order 1995 allows authorities without any referral to the Secretary of State to withdraw certain categories of permitted development rights in respect of alterations and extensions to residential properties in Conservation Areas.
- 6.6 The District Council has generally resolved not to serve such Directions, but rather to provide advice and education on the use of appropriate materials and design detailing to properties in such Areas. This is the position the Council intends to maintain with regard to Ibstock and in this respect has produced a guidance note for residents of properties within the Conservation Area (available from the Planning and Environment Division).

## **Environmental Enhancements and Repairs to Historic Fabric**

- 6.7 Where resources become available the Local Authority will endeavour to undertake works on public land to enhance the character of the Area. Such works could include the repair or replacement of street furniture. The Council will also endeavour where practicable to work with statutory undertakers in relation to encouraging the sensitive siting of services, road signage etc.
- 6.8 With regard to the repair of existing built fabric, the District Council operates a discretionary historic buildings grant scheme which makes available grant aid for private individuals in relation to the repair of listed buildings and unlisted buildings which are considered to contribute positively to the character of a Conservation Area. Full details of the scheme (which has a limited budget) are available from the Planning and Environment Division. A similar scheme is operated by the Historic Buildings Section in the Environmental Management Department at Leicestershire County Council.
- 6.9 Where buildings are the subject of long term vacancy or neglect, the District Council will attempt to work with owners/prospective purchasers to secure the long term future of any building. The District Council does, however, have more formal powers in the form of Urgent Works Notices and Repairs Notices to require that repairs be undertaken to listed buildings and other buildings of architectural or historic merit in Conservation Areas.

**APPENDIX A : BUILDINGS OF SPECIAL ARCHITECTURAL AND HISTORIC INTEREST IN THE AREA**

**Grade II \***

Church of St. Denys & Pagets Family Tomb (Churchyard),  
High Street (14<sup>th</sup> century church in origin with 19<sup>th</sup> century chancel)

**Grade II**

The Manor House, High Street (mid 18<sup>th</sup> century) (formerly 'Ibstock House')  
Stable Block adjacent to The Manor House, High Street (19<sup>th</sup> century)  
150 High Street (late 18<sup>th</sup> century)  
121 High Street (early 19<sup>th</sup> century)  
119 High Street (early 19<sup>th</sup> century)  
The Rectory and Lockers End, Overton Road (c1800)

**NB The above list does NOT include all those buildings in the parish which are included in the list of buildings of special architectural or historic interest. The list is correct as at 1<sup>st</sup> February 2001.**

**APPENDIX B : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST CONSIDERED TO HAVE A POSITIVE IMPACT ON THE CHARACTER OF THE STREETScape OF THE AREA**

124 High Street

126 High Street

**Holmdale Manor Nursery School, High Street**

152 High Street

154 High Street

156 High Street and outbuildings

158 High Street

160 High Street

162 High Street

166 High Street

168 High Street

The Crown Public House, High Street

111/111a High Street

115 High Street

139 High Street and attached outbuildings

141 High Street (Poplar Farm)

143 High Street

145 High Street

Church Hall, High Street (former stables to The Rectory)

The buildings outlined **in bold** are considered to have listed building status by reason of their location within the historic curtilage of a principal listed building

**List prepared in the line with the criteria set out in the Appendix to the English Heritage advise note 'Conservation Area Appraisals' (English Heritage, 1997)**

## **UNLISTED BUILDINGS : ASSESSMENT CHECKLIST**

In assessing whether or not unlisted buildings make a positive contribution to the special architectural or historic interest of a conservation area, the following questions should be asked:

- Is the building the work of a particular architect of regional or local note?
- Has its qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- If a public building, does its function or enclosed public space contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as walls, terracing or a minor garden buildings, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration.

**Source: English Heritage, 1997, p11.**

## **APPENDIX C : THE POLICIES OF THE NORTH WEST LEICESTERSHIRE LOCAL PLAN IN RESPECT OF THE HISTORIC ENVIRONMENT**

### **POLICY E10**

Development will not be permitted within Conservation Areas, or where it would affect the setting of such areas, which would:

- (a) Be detrimental to the character or appearance of the Conservation Area in terms of:
  - (i) scale, proportions and massing;
  - (ii) layout, grouping and setting;
  - (iii) detailing and materials of construction.
- (b) Be detrimental to the setting of buildings which contribute positively to the character and appearance of the Conservation Area.
- (c) Result in the loss of open spaces or important views within, into and out of the Conservation Area.
- (d) Result in the loss of particular features which contribute positively to character and appearance of the Conservation Area, including:-
  - (i) Walls and other means of enclosure;
  - (ii) Ground surfaces;
  - (iii) Natural features (such as trees and hedgerows); and
  - (iv) Features of archaeological interest.
- (e) Be detrimental to environmental quality in terms of:-
  - (i) Traffic generation;
  - (ii) Noise and other forms of environmental intrusion.

### **POLICY E11**

Consent for the demolition of buildings which make a positive contribution to the character or appearance of a Conservation Area will not be granted unless:-

- (a) It can be demonstrated that the condition of the building makes it impracticable to repair, renovate or adapt to any reasonably beneficial use for which planning permission would be given; and
- (b) There is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use of the building, or to find a viable and acceptable new use or uses.

In the case of buildings which make little or no contribution to the character and appearance of their conservation area, demolition will not be permitted unless redevelopment of the site or the creation of an open space would make a positive contribution to the character or appearance of the conservation area concerned.

## **POLICY E12**

Replacement or alteration of existing shop fronts within Conservation Areas, or where they would affect the setting of such areas, will only be permitted where:-

- (a) The existing shop front is of insufficient quality to warrant its retention; and
- (b) The replacement or alteration is of a design which is appropriate to the character and appearance of the Conservation Area.

## **POLICY E13**

Consent for the demolition of a listed building will not be granted unless:-

- (a) It can be demonstrated that the condition of the building makes it impracticable to repair, renovate or adapt to any reasonably beneficial use for which planning permission would be granted; and
- (b) There is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use of the building, or to find a viable and acceptable new use or uses.

## **POLICY E14**

Change of use of a Listed Building will only be permitted where no detrimental effect is likely to arise from the proposed use on the character or appearance of the building or its setting.

## **POLICY E15**

Alterations or extensions to Listed Buildings will not be permitted which are detrimental to the special architectural or historic interest of the building or to its character or setting.

## **POLICY E16**

Development will not be permitted which would adversely affect the setting of a Listed Building, in terms of scale, massing, form, siting, design or materials of construction.

## **POLICY E17**

Where a historic byway makes a positive contribution to the character or appearance of the surrounding landscape, development which would significantly diminish that contribution, or otherwise detrimentally affect the setting or amenity value of such byway will not be permitted.

### **POLICY E18**

Development will not be permitted which would adversely affect the character or appearance or setting of historic gardens included in the Register of Parks and Gardens of Special Historic Interest, and identified on the Proposals Map.

### **POLICY E19**

Development will not be permitted which would affect a scheduled ancient monument or other nationally important archaeological site, as shown on the Proposals Map, or subsequently recognised, or its setting or amenity value. Where known sites of county or local significance are affected, planning permission may be granted in terms which would allow preservation in situ, or, where this is impractical, by investigation and recording.

In areas of archaeological potential, planning permission will not be granted without proper evaluation of the archaeological implications of the proposed development.

### **POLICY E43**

Outdoor advertisement consent will be granted where the proposed advertisement respects the interests of amenity and public safety.

In assessing the likely effect of proposed advertisements on such interests, regard will be had to all material factors, and in particular :-

- (a) In the case of amenity, to the general characteristics of the locality, including (where relevant) the presence of any feature of historic, architectural, cultural or similar interest; and
- (b) In the case of public safety, to the effect of the proposal on all aspects of pedestrian or vehicular safety.

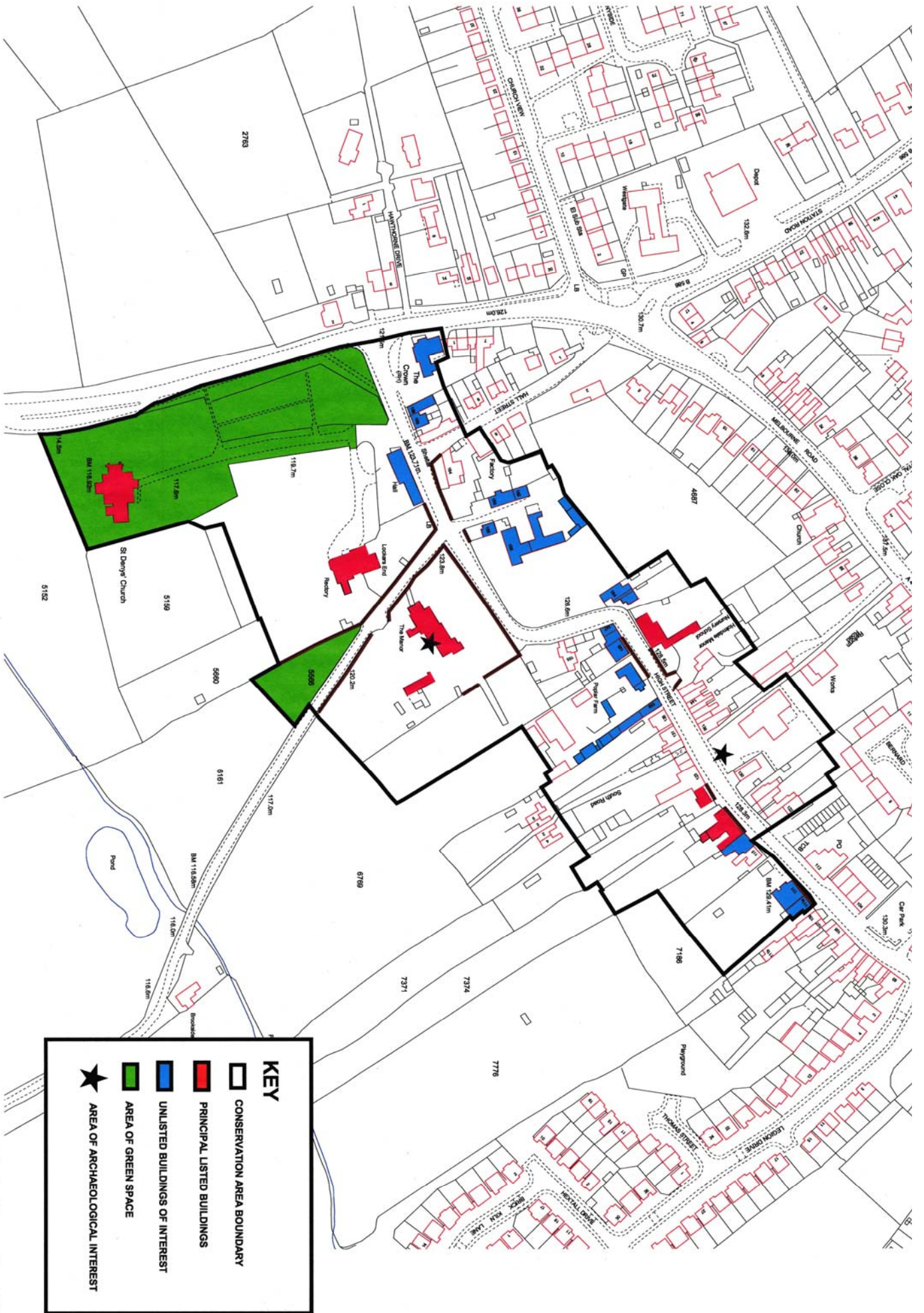
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**Map 2 : The Individual Factors Considered To Have A Positive Impact On The Character Of The Conservation Area.**

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KEY	
	CONSERVATION AREA BOUNDARY
	PRINCIPAL LISTED BUILDINGS
	UNLISTED BUILDINGS OF INTEREST
	AREA OF GREEN SPACE
	AREA OF ARCHAEOLOGICAL INTEREST

NORTH WEST LEICESTERSHIRE  
DISTRICT COUNCIL  
PLANNING AND ENVIRONMENT DIVISION

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