

# PACKINGTON 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 the Packington Conservation Area in February 2001. The draft document included proposed alterations to the boundaries of the designated Conservation Area (of September 1992).

The draft document was the subject of consultation and publicity over a six week period between 15 February 2001 and 29 March 2001. Having considered the various representations and recommended amendments the District Council's Executive Board of 18 September 2001 resolved the following :-

- (1) to approve alterations to the boundaries of the Conservation Area as outlined in the Executive Board report.
- (2) 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 Packington Conservation Area was originally designated by the District Council in September 1992. In September 2001 the Conservation Area boundaries were revised by the District Council and the existing designated boundaries of the Area 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 THE SETTLEMENT**

2.1 Packington is located within an undulating agricultural landscape some 1.5 km to the south of Ashby de la Zouch town centre. The village is situated within its own parish (population : 827 residents\*), which until 1884 was split between Leicestershire and Derbyshire (PVHG, 1994, p23). Snibston was historically a detached part of the Parish until it was made a separate ecclesiastical district in 1910 (PVHG, 1994, p40).

2.2 Packington has a compact village centre which is largely contained within a circuit of four roads - Mill Street (previously Nether Street), Bridge Street, Heather Lane (previously Starkey Lane) and Normanton Road (previously Back Lane). Ashby Road, Coleorton Lane, Measham Road, Babelake Street and the continuation of Heather Lane radiate out from the central circuit. High Street bisects the central core running north-south parallel with Mill Street and Normanton Road.

2.3 Within the village, the land generally rises northwards from Bridge Street/Heather Lane towards Ashby Road. On the eastern and western sides of Mill Street the land falls steeply down to the Gilwiskaw Brook, which flows southwards. A tributary stream flows through the eastern area of the village and joins the Gilwiskaw Brook to the south of Packington. The Gilwiskaw Brook to the south of Bridge Street (in Packington) and the River Mease as far as its confluence with the River Trent are designated a Site of Special Scientific Interest (SSSI).

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

### 3. ORIGINS AND HISTORICAL DEVELOPMENT OF THE SETTLEMENT

- 3.1 Packington had been established by the Domesday Survey of 1086/7. The earliest surviving building is the Church of the Holy Rood **(1)** which dates from the thirteenth century and probably replaced an earlier timber structure (Packington Parish Church, 1969). The Church and the Manor of Packington were in the possession of the Priory of St. Mary, Coventry from the eleventh century to the dissolution of the monasteries in the 1530s (Nicholls, 1804, p924).
- 3.2 At the dissolution the Manor was given by the Crown to the Hastings family of Ashby de la Zouch (the Earls of Huntingdon). Following the death of the tenth Earl of Huntingdon in 1789, the Manor passed to the Abney-Hastings family, with whom it remained until the sale of their Packington estates in 1921<sup>(1)</sup> (Nicholls, 1804, p924; PVHG, 1994, p51). Within Packington the patronage of the Abney-Hastings family was reflected with their involvement in the building of the village school on Mill Lane **(2)** in the late nineteenth century. Sir Charles Abney-Hastings had earlier (in 1833) established a school at the White House (No.4 Measham Road) **(3)** and the bridge over the Gilwiskaw Brook on Bridge Street was also built at his expense in 1832 **(4)**. The former name of the Bull and Lion Public House - the Bull's Head and Lion Inn - was derived from the coats of Arms of the Hastings and Abney families (PVHG, 1994, p17). In 1846, it was known as the Bull's Head (White, 1846, p351).
- 3.3 The settlement developed with an agricultural economy until the second half of the twentieth century. In 1801, of the population of 563 people in Packington and Snibston, some 355 were mainly employed in agriculture (Nicholls, 1804, p924).



**Plate 1 : Parish Church of the Holy Rood, Mill Street**



**Plate 2 : Packington Church of England Primary School, Mill Lane**



**Plate 3 : The White House, 4 Measham Road**



**Plate 4 : Bridge over Gilwiskaw Brook, Bridge Street**

- 3.4 Within the village former farmhouses remain as physical evidence of the previously dominant agricultural economy; albeit now without any substantial landholdings. To serve local farms, associated industries were established; in 1841 there were four blacksmiths within the village (PVHG, 1994, p30). The last blacksmiths, which closed in the 1940s, occupied the single storey building adjacent to No.3 High Street; subsequently converted to a shop (PVHG, 1994, p25). In the earlier part of the twentieth century the village boasted further shops on High Street, including Nos.15,19 & 21. All are now in solely residential use.
- 3.5 After the Second World War, Packington increasingly became a commuter village with the development of new housing on former farm sites. Within the historic core Grange Farm and Hill Farm were replaced by The Grange and Nethercroft Drive respectively and Home Croft Drive and the northern side of Hall Lane were built on former lands to Hall Farm. Other modern infill housing development was undertaken along Normanton Road, Babelake Street and Heather Lane. Former agricultural buildings on Mill Street were converted to office and residential uses (The Stables/The Byre/The Granary/Shippenstone/The Old Dairy).

#### **Note**

1. In 1789, the manor passed to Major General Charles Hastings (d.1823) who was the illegitimate son of the tenth Earl and who married Parnel the only child and thus heir of Thomas Abney of Willesley Hall. Upon the death of his son; Sir Charles Abney-Hastings; without heir in 1858 the Packington estate passed to the Rawdon-Hastings family of Donington Hall (the Countess of Loudoun). The Countess and her husband; Charles Frederick Clifton; assumed the surname Abney-Hastings by an Act of Parliament of 1859 (Olsen, 1990, p35).

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

##### **Character Statement**

- 4.1 The Conservation Area is concentrated on the western part of the settlement. With the exception of Hall Farm, the properties associated with the agricultural development of the settlement are concentrated along High Street **(5)**, Mill Street **(6)**, Bridge Street (south side) and Measham Road. The eastern side of High Street is characterised by close knit development **(7)**, whereas there is a more spacious pattern along Mill Street **(8)**.
- 4.2 Within the Area there are a number of non-residential buildings, including the Village School and Parish Church on Mill Street, the former lock-up at the Ashby Road/Normanton Road junction and the Methodist Church and Packington Memorial Hall on High Street. The High Street also contains the village shop (adj. No.3) and Post Office (No.16), along with the Bull and Lion Public House at its junction with Bridge Street. With the principal exception of the Parish Church, non-domestic buildings are largely of a similar scale to surrounding dwellings.
- 4.3 The elements considered to make a positive contribution to the character of the Conservation Area are shown on Map 2.



**Plate 5 : Roundhouse Farmhouse, 1 High Street**



**Plate 6 : Charity Farmhouse, 53 Mill Street**



**Plate 7 : View northwards along High Street (east side) from Home Croft Drive**



**Plate 8 : View northwards along Mill Street from Little Lane**

## **Building Materials and Local Details**

- 4.4 The Area includes timber framed buildings of cruck truss and box frame construction (e.g. Nos. 9, 11 and 55 Mill Street). The panels to the timber framed buildings would originally have been of wattle and daub construction, although these have largely been infilled with brickwork **(9)**. Many panels have a render finish. From the beginning of the eighteenth century onwards the prevailing building material has been red brickwork and this largely predominates **(10)**.
- 4.5 Within the Area there was, however, some earlier use of stone and a former quarry exists on Mill Street to the east of Packington Mill ('The Hollow'). Rubble stone was used to the plinths of timber framed properties and rubble and dressed stone is in evidence to retaining walls on Mill Street and to the former farmbuildings on Mill Street (Old Stables/The Byre/The Granary/Shippenstone/The Old Dairy). Both remaining ecclesiastical buildings within the village are of stone. Ashlar was used to face the exterior of the Parish Church and the Methodist Church on High Street was constructed of Breedon Limestone at the beginning of the twentieth century **(11)**.
- 4.6 **The original roof covering to timber framed buildings was of locally grown long straw. Thatched roofs remain to properties within the Area - including No.13 Measham Road, No.21 High Street (12) and No.55 Mill Street - although other properties have been subsequently re-roofed in blue Staffordshire clay plain tiles or modern concrete roof tiles. The nineteenth century saw some introduction of Welsh slate as improved transport links enabled such building materials to be brought more cheaply to the village.**



**Plate 9 : No.9 Mill Street**



**Plate 10 : No.23 High Street**



**Plate 11 : Methodist Church, High Street**

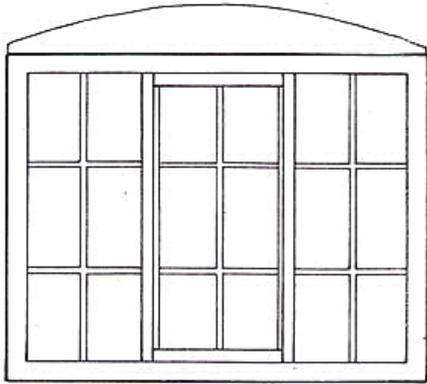


**Plate 12 : No.21 High Street**

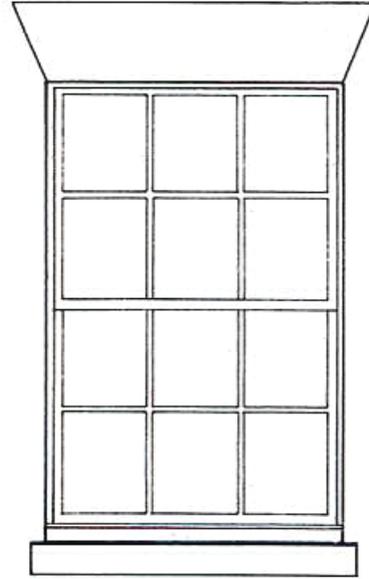
- 4.7 The predominant window type to pre-nineteenth century buildings would have been the 'Yorkshire' horizontal sliding sash (Figure 1), although many properties, in particular the cottages along the High Street, now have modern window units of various designs. In the nineteenth century vertical sliding sashes of various designs were typically installed to new properties (Figure 2), set recessed within openings having stone sills and lintels. The finish to timber window units is largely now of a white or off-white paint.
- 4.8 The timber doors to many older properties have been replaced with various twentieth century designs. Most vernacular properties would have formerly had doors of a vertically boarded timber ledged and braced design.
- 4.9 Black cast iron rainwater goods are prevalent throughout the Area to properties constructed prior to the Second World War.

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

- 4.10 There are number of buildings in the Conservation Area which are included on the list of buildings of special architectural or historic interest (Appendix A). The Parish Church is listed at Grade II\* as being a building of particular importance. The remaining buildings are listed at Grade II as being of special interest. The domestic buildings - sixteenth to eighteenth century in origin - reflect the architectural transition of properties within the Area from timber framed vernacular cottages to brick built houses in the polite architectural style (The Manor House of 1703 at No.22 Mill Street is a particularly fine example of relatively early polite architecture) **(13)**.



**Figure 1 : Yorkshire Horizontal Sliding Sash Window Unit**



**Figure 2 : Vertical Sliding Sash Window Unit**



**Plate 13 : Manor House, No. 22 Mill Street**

- 4.11 The listed buildings also include Packington Mill **(14)** adjacent to Gilwiskaw Brook on Mill Street - now substantially extended and converted to form a dwelling - and the octagonal shaped village lock-up on Ashby Road **(15)**. The lock-up provided the last physical link with the Hastings estates in the village; remaining in the ownership of the Countess of Loudoun until 1997. The nineteenth century is represented by the brick built bridges over the Gilwiskaw Brook adjacent to Packington Mill and at the junction of Mill Street with Hall Lane.
- 4.12 There are also a number of unlisted buildings which are considered to make a positive contribution to the streetscape of the Area (Appendix B). These buildings superficially appear to be late eighteenth/nineteenth century in date and were constructed in red brickwork. Buildings of notable architectural or historic merit include Hall Farm **(16)**, the Bull and Lion Public House **(17)** - which has a seventeenth century core - along with the later Methodist Church (built in 1905).

### **Boundary Treatments and Ground Surfaces**

- 4.13 Boundary treatments are not a feature to many pre-twentieth century properties in the Conservation Area. The properties on the eastern side of the High Street and the southern sides of Measham Road and Bridge Street are largely set up to the back edge of the pavement and hence have no front boundary walls. On the northern part of Mill Street (north of Hall Lane), however, the falling land levels to Gilwiskaw Brook necessitated the construction of retaining walls. A number of these walls contain dressed stone. To the front of Nos. 7 & 9 Mill Street is the stone retaining wall to the graveyard of the former Baptist Chapel; which itself was demolished in 1950 (Hillier, 1994, p120).



**Plate 14 : Packington Mill, Mill Street and Adjacent Bridge over Gilwiskaw Brook**



**Plate 15 : The Lock-Up, Ashby Road**



**Plate 16 : Hall Farm and Outbuildings, Hall Lane**



**Plate 17 : Bull and Lion Public House, High Street/Bridge Street**

- 4.14 Ground surfaces to roads and footways are largely of tarmacadam, which was first laid to the village streets in the 1920s (PVHG, 1994, p18).

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

- 4.15 Visual evidence survives of the former mill pond to Packington Mill in the field area to the north of the seventeenth/eighteenth century Mill building. The Domesday Survey of 1086/7 records that there was a mill in the village and it is common for such sites to be occupied by a series of structures. There appears, therefore, to be some archaeological potential in respect of this area.
- 4.16 Within the Area there are a number of sites formerly occupied by buildings. These include the site of the Baptist Church (demolished in 1950) to the north of No. 11 Mill Lane and the site of a row of thatched cottages at the junction of Ashby Road and Mill Lane. The former pinfold was immediately to the north of the village lock-up. Below ground remains of these buildings may survive.
- 4.17 With regard to standing building archaeology, although superficially of eighteenth/early nineteenth century appearance the brick built properties on the eastern side of High Street may contain evidence of earlier fabric - the siting of properties to the back edge of the highway is typical of a settlement pattern established in the Medieval period. Similarly, Hall Farmhouse, although superficially of a nineteenth century appearance, is situated on the site of a building shown on a Hastings Estate Plan of 1735 (PVHG, 1994, p39) and may contain evidence of an earlier core.

## The Contribution of Green Spaces and Natural Elements

- 4.18 The Sports Field on Measham Road, adjacent to the western boundary of the Area, makes a significant contribution to the setting of the Area.
- 4.19 The Gilwiskaw Brook is an important element within the western part of the Area as it runs alongside Mill Street **(18)**. Although this contribution is now visual, the damming of the brook to the north-west of Mill Street formerly provided a Mill Pond which was used to power Packington Mill until 1947 (PLHG, 1994, p38). The Brook also formerly yielded semi-precious stones.



**Plate 18 : Gilwiskaw Brook along Mill Street**

- 4.20 Overall along Mill Street an informal rural fringe character essentially remains. Factors in this character are the Gilwiskaw Brook, with little frontage development along it to the east where the back gardens of properties on Home Croft Drive and Nethercroft Drive adjoin the brook; larger properties in grounds to the west of Mill Street, including the school, the church beyond that, the 'new' vicarage and the Manor House (No.22); and the presence of paddocks south of Packington Mill and of the Hollow, all to the northern and western sides of the street.
- 4.21 There is one tree covered by a tree preservation order in the Area; a mature willow at No.9 Mill Street. Other mature trees include a group within the front garden of the Manor House and those to the boundaries of the former quarry on Mill Street. Alongside the Gilwiskaw Brook there are many mature trees.

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

- 4.22 The Church with its tower is a landmark in the south-western part of the Area **(19)**. The village lock-up is a prominent feature on the southern approach to the Area along Ashby Road. The Methodist Church, with its squat tower, provides a visual stop to views eastwards along Hall Lane towards High Street **(20)**.
- 4.23 Within the central core of the Area views are largely contained within the village streets, except on parts of the High Street where views are possible eastwards down roads over the lower land around the Gilwiskaw Brook and out to the rising countryside beyond **(21)**. Outside the central core many properties in the Area are bounded by agricultural land and have views over open countryside.



**Plate 19 : View of Parish Church from Measham Road**



**Plate 20 : View eastwards along Hall Lane from High Street**



**Plate 21 : View Westwards along Hall Lane from High Street**

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

- 4.24 The settlement is located within an undulating agricultural landscape which penetrates into the village on the north-western side of Mill Lane. The irregular shape of field boundaries surrounding the village reflects their enclosure in 1664 prior to the more formal layouts of the later Parliamentary enclosures.
- 4.25 Running off Measham Road, Babelake Street and Vicarage Lane (formerly Nook Lane), are considered to have formed part of the old road between Derby and Coventry (PVHG, 1994, pp 48-50). Vicarage Lane continues as a footpath over the A42 (then as Packington Nook Lane) towards Ashby de la Zouch town centre.

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

### **Buildings and Land of Poor Visual Quality**

- 5.1 In terms of its architectural and historic interest Hall Farm and its outbuildings make a positive contribution to the character of the Area. The buildings have, however, apparently been under maintained for some time and as a result windows and door units to the house are in a state of decay and sections of roofs to outbuildings have collapsed leaving the buildings exposed to the elements. The land surrounding the buildings is becoming overgrown.
- 5.2 The pump house at the junction of Bridge Street and Babelake Street occupies a prominent position within the Area and is detrimental to its character. A garage, with a metal up and over door, to the east of Packington Mill has a similar adverse impact. The garage structure is particularly dominant in views westwards along Mill Lane towards the Grade II listed Mill building.

### **Permitted Development Rights**

- 5.3 A significant detrimental impact on the character of the Area has occurred as a 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.

- 5.4 Although permitted development rights are restricted in Conservation Areas, this has not prevented the loss and alteration of features to unlisted dwellings. The permitted works have included the removal of traditional timber window/door units and their replacement with modern units which do not reflect traditional fenestration details **(22)**. The replacement window units have included bay windows, picture windows and units with top opening lights **(23)**. The door units have included 'fanlights' set within the main body of the door. In addition to the inappropriateness of these window/door designs, the impact of some of the replacement units has been further compounded by the use of modern materials such as pvcU. Increasingly, a modern stain finish is being used to external timberwork rather than the predominant white or off white paint finish.
- 5.5 Within the Area a number of properties have had cement rendering applied to their facades to cover weathered or damaged brickwork **(23)**. This has undermined the character of the settlement by reducing the uniform nature of the red brick construction to properties. This impact is particularly apparent within the terraces of properties on the eastern side of High Street.
- 5.6 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, inappropriate re-pointing works with the use of strap or ribbon pointing and cement based mortars and the removal of clay plain tile or slate roof coverings and their replacement with concrete plain or interlocking tiles.



**Plate 22 : Modern Window Units : No.25 High Street**



**Plate 23 : Rendered Facades and Replacement Modern Window Units to Properties on the eastern side of High Street**

## **New Development**

- 5.7 Along many streets in the Area, individual infill plots have generally respected the scale, if not always the materials, of the earlier properties. On Mill Street, however, new dwellings (adjacent to the Manor House) have intruded into views of the countryside and have closed up the previously more spacious nature of the grounds to the Manor House (No.22). In overall streetscape terms, in some parts of the Conservation Area the construction of new dwellings back from the road frontage (primarily to provide front garden areas) appears visually discordant where that part of the Area is characterised by buildings being set right up to, or close to, the back edge of the highway.

## **'Wirescape'**

- 5.8 A confusion of supply poles and overhead wires creates visual clutter in the streetscape of the Conservation Area.

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

6.1 The historic environment of the Packington Conservation Area contributes towards the attractiveness of the village to residents along with its proximity to the strategic road network, particularly via the A42/M42, which provides access for commuters to surrounding cities and towns. The housing market within the village appears buoyant being reflected in the relatively low number of properties remaining vacant on a long term basis and the pressures for additional infill development within the settlement. Properties within the village are generally in good repair and the pressures for change on the existing built historic fabric are largely being generated by existing residents in relation to 'restoration' and 'modernisation' works.

### **Planning Policies**

6.2 The post Second World War period has seen a significant amount of re-development take place within the historic core of the settlement. As a result within the Conservation Area, the only substantial land area which may possibly be proposed for re-development is that currently occupied by Hall Farmhouse and its associated outbuildings. The District Council consider that these buildings make a significant contribution to the character of Conservation Area and will seek to ensure their retention in the future. The District Council would in principle support proposals for the conversion of the outbuildings to other uses such as residential or office use subject to any such scheme not undermining the existing character of the buildings and being able to satisfactorily address other considerations, such as highway safety and residential amenity.

- 6.3 Elsewhere in the Area, any pressures for development will be likely to come forward as possible individual infill plots. Particularly along Mill Street such development could undermine the essential rural fringe character of the street. Any proposals for development within the Conservation Area will be considered against the relevant policies of the North West Leicestershire Local Plan (Policies E10 and E11). In this regard it should be emphasised that the omission of any particular feature or space in this Conservation Area Appraisal should not be taken to mean that it is of no interest.
- 6.4 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 policies of the Local Plan as they relate to the historic environment are outlined in Appendix C.

#### **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 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 to properties in such Areas. This is the position the Council intends to maintain with regard to Packington and in this respect has produced a guidance note for residents of properties within the Conservation Area (available from the Planning and Environment Division). A leaflet is also available from the District Council giving advise on the appropriate means of pointing/re-pointing stonework and brickwork.

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

6.7 Where resources become available the Local Authority will endeavour to undertake works on public land to enhance the character of the Conservation Area. Such works could include the repair or replacement of street furniture. The Council will also endeavour where practicable to work with other bodies such as 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 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 any historic buildings become subject to 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 OR HISTORIC INTEREST WITHIN THE CONSERVATION AREA**

**Grade II \***

Church of the Holy Rood, Mill Street - 13<sup>th</sup> century/19<sup>th</sup> century chancel

**Grade II**

The Lock-up, Ashby Road - 18<sup>th</sup> century  
18 Babelake Street - 17<sup>th</sup>/18<sup>th</sup> century  
21 & 23 Babelake Street - 17<sup>th</sup>/18<sup>th</sup> century  
Blake Farmhouse, 33 Babelake Street - 18<sup>th</sup> century  
Berry Edge, 21 High Street - 17<sup>th</sup> century  
Chaume Cottage, 13 Measham Road - 17<sup>th</sup>/18<sup>th</sup> century  
55 Mill Street - 17<sup>th</sup>/18<sup>th</sup> century  
Tomb at the Church of the Holy Rood, Mill Street - 18<sup>th</sup> century  
Packington Manor House, 22 Mill Street - 1703  
Bridge (opposite Manor House), Mill Street - 1823  
Bridge (by Packington Mill), Mill Street - early 19<sup>th</sup> century  
Packington Mill, Mill Street - 17<sup>th</sup>/18<sup>th</sup> century  
Mill Croft, Mill Street (No.11) - 17<sup>th</sup> century in origin  
Croft Cottage, 9 Mill Street - 17<sup>th</sup>/18<sup>th</sup> century  
9/11 Normanton Road - 18<sup>th</sup> century

**Source : DoE, 1983, pp35-44**

**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> September 2001.**

**APPENDIX B : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST WHICH ARE CONSIDERED TO MAKE A POSITIVE CONTRIBUTION TO THE STREETScape OF THE AREA**

8 Babelake Street and outbuildings (Brookside Farm)  
32 Babelake Street  
7/9 Bridge Street  
11 Bridge Street  
15 Bridge Street (Bridge House)  
Bridge over Gilwiskaw Brook, Bridge Street  
Hall Farmhouse and Outbuildings, Hall Lane  
1 High Street (Roundhouse Farmhouse)  
3 High Street (Swann Cottage)  
Methodist Church, High Street (formerly Wesleyan Methodist Church)  
13 High Street  
15/19 High Street  
23 High Street  
25 High Street and Outbuildings (Highfields Farm)  
27 High Street  
29 High Street  
31 High Street  
14 High Street  
16 High Street (Post Office)  
Bull and Lion Public House (formerly Bull's Head and Lion Inn), High Street  
1 Measham Road  
3 Measham Road  
15 Measham Road  
4 Measham Road (White House)  
Outbuilding to front of 2 Mill Street  
6 Mill Street  
Outbuilding to NE of Manor House, Mill Street  
The Old Stables/The Byre/The Granary/Shippenstone/The Old Dairy, Mill Street  
24 Mill Street  
Packington Church of England Primary School, Mill Street  
Retaining Wall to Graveyard of former Baptist Church, Mill Street  
Footbridge over Gilwiskaw Brook, Mill Street/Little Lane  
53 Mill Street  
1 Normanton Road  
19 Normanton Road  
23 Normanton Road  
25/27 Normanton Road  
The Old Vicarage, Vicarage Lane

**List prepared in 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 NORTH WEST LEICESTERSHIRE LOCAL PLAN POLICIES 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.

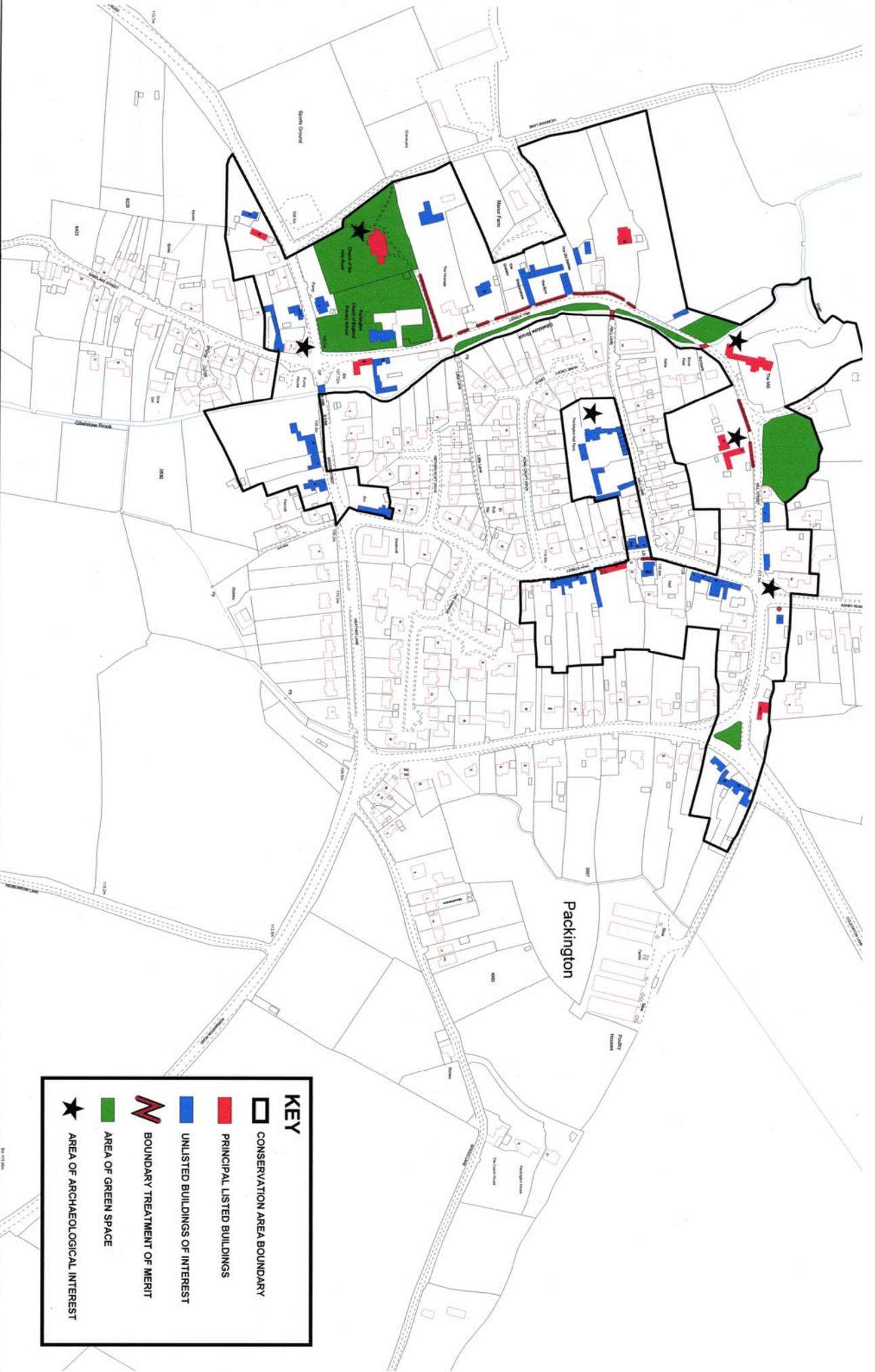
In assessing the likely effect of proposed advertisements on such interests, regard will be had to all material factors, and in particular :-

- (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.**



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

N  
Scale 1:3000

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL  
PLANNING AND ENVIRONMENT DIVISION

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