

# RAVENSTONE 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 Ravenstone Conservation Area in February 2001. The draft document included proposed alterations to the boundaries of the designated Conservation Area (of January 1973).

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 Ravenstone Conservation Area was designated by the former Leicestershire County Council in January 1973, at which time the village was within the administrative area of Ashby de la Zouch Rural District Council. It was incorporated within the District of North West Leicestershire in April 1974. In September 2001 the Conservation Area boundaries were revised by the District Council and 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 RAVENSTONE**

- 2.1 Ravenstone, a village within its own parish of some 2,063 residents\*, is located 2 km to the east of Coalville town centre and some 3.5 km to the north of Ibstock. The settlement is situated on the former turnpike road (of 1753/4) between Leicester and Ashby-de-la-Zouch within a undulating largely agricultural landscape, although the expansion of Coalville has brought urban development towards the north-eastern edge of the settlement. To the east of the village the former Hinckley to Melbourne Common turnpike road (now the A447 between Ibstock and Hoo Ash Farm) runs north-south.

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

### 3. ORIGINS AND HISTORICAL DEVELOPMENT OF RAVENSTONE

- 3.1 Ravenstone had been established by the Anglo-Saxon period and at the Domesday survey of 1086/7 it was divided between Leicestershire and Derbyshire.<sup>(1)</sup> The settlement largely developed with a predominantly agricultural based economy until the second half of the twentieth century. The enclosure of the Parish lands was completed by an Act of 1770 (RLHG, 2000, p13).
- 3.2 By the end of the eighteenth century, development within the settlement was concentrated along Main Street and the southern side of Church Lane with little more than the odd isolated building along the lengths of Ashby Road<sup>(2)</sup> and Pipers Lane which run parallel to Main Street (Welding, 1984, p20). This settlement pattern predominated until the post Second World War period.
- 3.3 Ravenstone Hall and the Ravenstone Hospital, located along with the parish church of St. Michael and All Angels **(1)** towards the northern edge of the village, have strong historical associations with the Wilkins family. In 1689, the wealthy mine owner John Wilkins (c1655-1726) built a mansion on the site now occupied by the present Hall and his wife established the Hospital to the south-east of the Hall in memory of their son, Francis (DoE, 1983, p35). The initial hospital buildings **(2)** were erected around a quadrangle in circa 1726, with further wings, the chapel and chaplain's house built in 1784 **(3&4)** and an additional range built to the east in circa 1860 (DoE, 1983, p35). The Hospital was opened to house thirty "poor, blind aged or impotent women, widows or maids" from Ravenstone, Swannington and Coleorton (Ravenstone Parish Council, 1999, p4). In 1715, John Wilkins donated the plate to the Parish Church (Pevsner, 1960, p217).



**Plate 1 : Parish Church of St. Michael and All Angels**



**Plate 2 : Ravenstone Hospital, Hospital Lane (1726)**



**Plate 3 : Chapelain's House, Ravenstone Hospital**



**Plate 4 : Chapel, Ravenstone Hospital, Hospital Lane**

- 3.4 The present Ravenstone Hall **(5)** superficially dates from 1750 and was built for the Fosbrooke family of Shardlow who had acquired the former Wilkins estates in 1740<sup>(3)</sup> (Pevsner 1960; RLHG, 2000, p25). The Fosbrooke family retained a substantial estate at Ravenstone until the early 1960s <sup>(4)</sup> (RLHG, 2000, p26-7).
- 3.5 At the southern end of the settlement, Ravenstone House; a large three storey Georgian dwelling of the 1770s; formerly stood in substantial grounds at the junction of Ashby Road and Heather Lane. The House was built by the Cresswell family, who became increasingly important landowners in the Parish from the seventeenth century as a result of wealth created through farming and coal mining<sup>(5)</sup> (Owen, 1984; RLHG, 2000, p28). Their main farm was The Homestead (now Home Farm) on Leicester Road (RLHG, 2000, p28).
- 3.6 From the early nineteenth century and for most of the twentieth century the coal mining industry of Coalville was an important source of local employment (RLHG, 2000, p43-4). Earlier mining activities had been undertaken around Ravenstone in the medieval and post-medieval periods by the use of bell pits.
- 3.7 Since the Second World War the village has increasingly become a dormitory settlement with the development of new areas of housing. These developments have been concentrated along Pipers Lane (Ravenslea) and Ashby Road (Fosbrooke Close/Beech Avenue). Within the established core agricultural usage has declined and St Michael's Drive **(6)** was constructed on the site of the former Hall Farm in the 1970s.<sup>(6)</sup> At the southern edge of the village, Cresswell Drive and other new housing along Ashby Road/Ravenstone Road were built on the site of Ravenstone House (demolished in the 1950s) and its former grounds.



**Plate 5 : Ravenstone Hall, Ashby Road**



**Plate 6 : Nos. 1-5 St. Michael's Drive**

**Notes:**

1. This position remained until 1888 (Ravenstone Parish Council, 1999, p3).
2. Pipers Lane and Ashby Road may both have served as back lanes to properties fronting onto Main Street providing access into surrounding fields. Ashby Road's former name as 'Back Lane' certainly indicates this function.
3. Wilkin's house was described as a "noble mansion house.....of brick and stone with outhouses, stables, gardens, courts, grove orchards and fishponds" (Craven and Stanley, 1984, p60). Between 1726 and 1740 Roger Cave of Stanford Hall owned Ravenstone Hall and its estate (RLHG, 2000, p25).
4. At the auction sale of 1962 the Ravenstone Hall estate included the following properties within the village; Hall Farm & No. 33 Main Street, Leacroft House (No. 33 Ashby Road), Nos. 7, 8 & 15 Main Street, building plot adjoining; 35 & 37 Main Street, 34 & 36 Ashby Road & 3 Leicester Road, 5a & 5c Leicester Road, and Church Lane Farm (No. 20 Church Lane) (RLHG, 2000, p26-7). Other properties formerly within the estate included Church Lane House (No. 25 Church Lane) – sold in the 1950s – and the Plough Inn (RLHG, 2000, p30).
5. By the nineteenth century the Creswell family had acquired two other main residences in the village – The White House (No. 5 Main Street) and The Beeches (now off Beech Avenue) (RLHG, 2000, p27-8). In 1817 the Creswells rented the Fosbrooke estate (RLHG, 2000, p28). The early years of the twentieth century saw the departure of the Creswells from the village.
6. Hall Farm was relocated to Ashby Road to the south-west of Ravenstone Hall.

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

##### **Character Statement**

- 4.1 The designated Conservation Area is concentrated along Main Street and Church Lane. The special character of the Area is largely derived from the informal grouping of two and three storey properties along the curvature of these principal streets along with the more open nature of the area around the Hall and Hospital complexes towards the northern edge.
- 4.2 The earliest secular buildings are of late medieval origin and are of timber framed construction **(7)**. The Area displays much evidence of new building and re-building in local brickwork in the late eighteenth/early nineteenth century period **(8)**. This period was generally one of prosperity for agriculture in Leicestershire.
- 4.3 There are three non-residential buildings within the Area – St Michael and All Angels Church, Ravenstone Hospital chapel and the village primary school. A former Methodist Chapel building; in use from circa 1841 - 1911; to the rear of No. 10 Main Street has been converted into a domestic garage/store. The Plough public house adjoins, but is located outside, the south-eastern part of the Area. The public house, although superficially of an early twentieth century appearance, stands on the site of an earlier building.
- 4.4 The individual factors considered to have a positive impact on the character of the Conservation Area are shown on Map 2.



**Plate 7 : Nos. 21 & 23 Main Street (evidence of box frame construction)**



**Plate 8 : Church Lane Farm, No. 20 Church Lane (1763)**

## **Building Materials and Local Details**

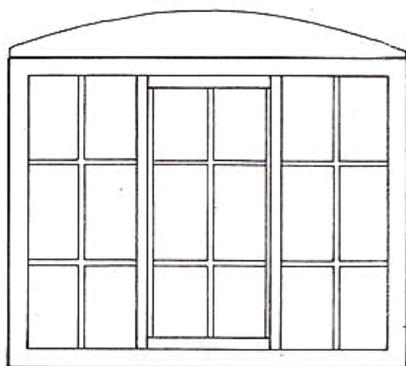
- 4.5 The buildings in the Conservation Area are predominantly of local red brickwork. Some properties incorporate low stone plinths **(9)**, which suggests that the existing brick built properties were constructed upon the foundations of earlier timber framed structures.
- 4.6 The Parish Church is constructed of dressed and rubble stone. The use of stone dressings are a characteristic of the buildings within the hospital precinct and to the main facades of Ravenstone Hall. Stone cills and lintels were typically used to window openings on buildings of any architectural pretension **(10)**.
- 4.7 The roofs to properties are largely of dark grey clay plain tiles or Welsh slate. The dwellings at Nos. 21 & 23 Main Street formerly incorporated a thatched roof, as indicated by the steep pitch of the roofs to the properties.
- 4.8 The predominant original window type to pre-nineteenth century buildings was the Yorkshire horizontal sliding sash (Figure 1). In the Victorian period, vertical sliding sashes of various designs were typically installed to new properties (Figure 2), set recessed within openings having stone or plaster lintels. The finish to timber window units is largely of a white or off-white paint.
- 4.9 The timber doors to many older properties are of a simple vertically boarded ledged and braced design (Figure 3). Buildings of some architectural pretension typically have a paneled door (Figure 4). Black cast iron rainwater goods are prevalent throughout the Area to pre-Second World War built properties.



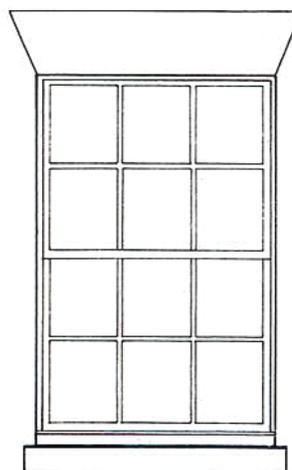
**Plate 9 : No. 37 Main Street**



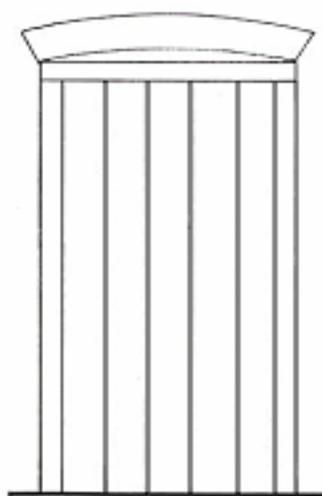
**Plate 10 : The Beeches, Beech Avenue**



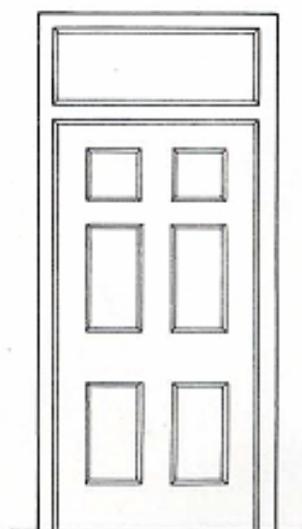
**Figure 1 : Yorkshire Horizontal Sliding Sash Window Unit**



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



**Figure 3 : Ledged and Braced Vertically Boarded Door**



**Figure 4 : Panelled Door**

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

- 4.10 There are thirteen buildings in the Area included on the list of buildings of special architectural or historic interest (Appendix A). The parish church of St. Michael and All Angels, the Hall and Ravenstone Hospital along with its chapel and chaplains house are listed at Grade II\* as being buildings of particular significance. The Parish Church is of the early fourteenth century, although as is the case with many Anglican churches it was restored in the nineteenth century. The Church has a buttressed west tower with low broach spire with lunettes.
- 4.11 The other listed buildings are listed at Grade II as being of special interest. These include ancillary buildings within the historic curtilage of the Hall; the former Coach House with its attached wall and the former stable range **(11)**. The listed buildings along Main Street - sixteenth to nineteenth century in origin - reflect the architectural transition of properties within the Area from vernacular cottages **(12)** to brick built houses in the polite architectural style **(13)**.
- 4.12 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 Conservation Area (Appendix B). These largely comprise the brick built dwellings of the late eighteenth and nineteenth centuries. The present primary school dates from the second half of the nineteenth century, although it incorporates a number of later additions. Rectory Cottage **(14)**, adjacent to the Parish Church, was previously used as a school, with part of the building formerly incorporating the schoolmasters accommodation (RLHG, 2000, p30).



**Plate 11 : Former Stable Range, Ravenstone Hall (now Dwellings)**



**Plate 12 : No. 7 Main Street (1702)**



**Plate 13 : Nos. 29 & 31 Main Street : Ingersby House and Warneford House  
(mid-nineteenth century)**



**Plate 14 : Rectory Cottage, off Main Street**

## **Boundary Treatments and Ground Surfaces**

- 4.13 Many of the residential properties along Main Street have low red brick walls with brick copings **(15)**. There is a particularly fine brick wall with stone copings to the Hospital precinct which is listed at Grade II in its own right **(16)**. Within the grounds of Ravenstone Hall a Grade II listed brick wall with dentiled heads links the rear of the Hall with its former Coach House (now converted into dwellings).
- 4.14 The churchyard to the Parish Church has a stone retaining wall. There are also stone boundary walls to the frontage of 25 Main Street and along the Main Street and Hospital Lane frontages of the former Hall Farm (now comprising the boundary walls to dwellings on St. Michaels Drive) **(17)**.



**Plate 15 : Boundary Wall to No. 3 Main Street**



**Plate 16 : Brick Boundary Wall (with stone copings) to Hospital Lane frontage of The Ravenstone Hospital**



**Plate 17 : Stone Boundary Wall to No. 1 Hospital Lane/No. 5 St Michael's Drive**

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

- 4.15 The Leicestershire County Council's Sites and Monument Record identifies the existence of fishponds within the former grounds to Ravenstone Hall. The depressions of the former ponds are clearly visible in the field area to the north west of the Hall.
- 4.16 With regard to below ground archaeology, at the southern end of Main Street are a number of sites formally occupied by buildings, including the land now forming part of the front garden area to No. 26 Main Street and land at the junction with Ashby Road (adjacent to No. 32 Main Street). These sites may contain remains of the earlier structures. Nichols, writing at the turn of the nineteenth century, stated that there had been a castle "on the north side of the town" (Nichols, 1804, p932). The site of the castle has, however, not been established (Hartley, 1984, p4).
- 4.17 With regard to standing building archaeology the fabric of Ravenstone Hall contains built remains of Wilkins' mansion of the late seventeenth century. With regard to potential standing building archaeology, although many properties within the Area superficially appear to have a late eighteenth and nineteenth century date of construction some may contain earlier cores. The remaining visual evidence provided by stone plinths particularly suggests that some properties were constructed on the 'footprints' of earlier timber framed structures. This physical evidence is supported by the evidence provided by Priors Map of 1777, which shows built development established along both sides of Main Street and the southern side of Church Lane.

## The Contribution of Green Spaces and Natural Elements

- 4.18 The open nature of the field area to the north west of Ravenstone Hall is important to its historic setting. In the nineteenth century, Spring Wood was laid out with winding paths and small brick bridges (RLHG, 2000, p26) and was linked to the gardens immediately surrounding the Hall by woodland walks.
- 4.19 There are tree preservation orders covering Spring Woods and part of the grounds to Ravenstone Hall. Mature yews and sycamores within the garden areas of Nos. 6, 11 and 12 St. Michaels Drive are also protected by tree preservation orders. Within the churchyard of the Parish Church there a number of mature trees, particularly along the Church Lane frontage **(18)**.



**Plate 18 : Mature Trees to Church Lane frontage of the Churchyard of St. Michael and All Angels Church**

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

- 4.20 The curvature of Main Street along with the positioning of many mature properties close to the back edge of the highway gives the street a strong sense of enclosure **(19)**. The continuation of Main Street as a private road providing access to the former service buildings to Ravenstone Hall and the former Rectory (now The Willows), however, means that the street lacks a visual stop to its northern end. Home Farm (formerly The Homestead); outside the Conservation Area; provides the visual stop to the southern end of Main Street.
- 4.21 The Parish Church is largely not visible on the southern approach along Main Street as a result of the enclosure provided by buildings being sited up to the back edge of the highway, although it provides the visual stop to views to the north-east along Hospital Lane **(20)**. These views are channeled by the boundary wall to the Hospital precinct and the sections of wall to the former Hall Farm.
- 4.22 Ravenstone Hall and its former service buildings (many now converted to separate residential use) occupy a substantial area in the northern part of the settlement. Their contribution to the streetscape of the Area has, however, been reduced by the planting of a screen of poplar trees and Leyland cypress behind the low wall to the Ashby Road frontage of the Hall. Views into the site from public land are largely reduced to a glimpse of the main façade of the Hall through the vehicle entrance to the site off Ashby Road.
- 4.23 Along Church Lane, the properties on the southern side of the street have a strong visual edge **(21)**.



**Plate 19 : View Northwards along Main Street from its junction with Jenny's Lane**



**Plate 20 : View North-Eastwards along Hospital Lane towards the Church of St. Michael and All Angels**



**Plate 21 : View North-Eastwards along Church Lane from Main Street**

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

- 4.24 At the north-eastern and north-western boundaries of the Conservation Area properties adjoin the agricultural landscape upon which the village largely depended economically for much of its history. To the east, south and west of the historic core of the settlement, however, former farms and farmworker's dwellings have largely become separated from the surrounding countryside by post-Second World War residential development.

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

### **Permitted Development Rights**

- 5.1 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.
- 5.2 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 unlisted residential properties. 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', which do not reflect traditional fenestration details.
- 5.3 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 of clay plain tile roof coverings and their replacement with concrete plain or interlocking tiles. The apparent soft nature of local brickwork is reflected in the number of houses, particularly along Church Lane, that have had cement based render applied to their facades to cover weathered brickwork. This has undermined the character of the Area by reducing the uniform nature of the red brick construction.

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

- 5.4 On the southern side of Church Lane, a portable classroom building adjacent to the street frontage obscures the front elevation of the village school building **(22)**.
  
- 5.5 On the north-western approach to the Area along Ashby Road, the large modern farm buildings at the 'new' Hall Farm - although outside the designated Area – detract from its setting. The car parking area to The Plough, with its poor quality surfacing, detracts from the setting of the south-eastern part of the Area.

### **New Development**

- 5.6 Within parts of the Conservation Area there are concentrated sections of post-War development which have significantly changed the physical character of the Area; namely - Nos. 1-21 (inc.) Church Lane **(23)** and Nos. 1-11 (inc.) Hospital Lane/Nos. 1-18 St. Michaels Drive and No. 38 Ashby Road. These developments are of speculative housing which in their design and layout are of a more suburban nature and are not considered to contribute to the special architectural and historic interest of the Ravenstone Conservation Area.



**Plate 22 : Portable Classroom Buildings to the front of Primary School on Church Lane**



**Plate 23 : Post-war Housing along the North-Western side of Church Lane**

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

### **Planning Policies**

- 6.1 Within the Conservation Area, any proposals for development will be considered against the policies of the 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/Study should not be taken to mean that it is of no interest. Proposals affecting listed buildings will be considered having regard to Policies E13, E14, E15 and E16 of the Local Plan. The relevant Local Plan policies in respect of the historic environment are outlined in Appendix C.

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

- 6.2 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 permitted development rights in respect of alterations and extensions to residential properties in Conservation Areas without referral to the Secretary of State. The District Council has generally resolved not to serve Article 4(2) 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 Ravenstone 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 Building Fabric**

- 6.3 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.
- 6.4 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.
- 6.5 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 ensure that repairs are undertaken to listed buildings and other buildings of architectural or historic merit in Conservation Areas.

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

### **Grade II\***

Church of St Michael and All Angels, Church Lane (early 14th century)  
Ravenstone Hall, Ashby Road (c1750)  
Ravenstone Hospital, Hospital Lane (1711, 1784 and 1860)  
Chaplains House and Chapel, Ravenstone Hospital, Hospital Lane (1784)

### **Grade II**

Stable Range to Ravenstone Hall, Ashby Road (mid 19th century)  
Coach House at Ravenstone Hall, Ashby Road (early 19th century)  
Leacroft House, 33 Ashby Road (c1830)  
The Beeches, Beech Avenue (c1800)  
Ravenstone Hospital Precinct Walling, Gate Piers and Gates, Hospital Lane  
7 Main Street (1702)  
21-23 Main Street (16th century in origin)  
29 & 31 Main Street (Ingersby House & Warneford House) (mid 19th century)  
33-37(odd) Main Street (late 18th century)

**Source : DoE, 1983, pp32-9**

**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 CONTRIBUTE POSITIVELY TO THE STREETScape OF THE AREA**

**Lychgate, Church of St Michael and All Angels, Church Lane**

**War Memorial, Church of St Michael and All Angels, Church Lane**

The Willows, Main Street (formerly the Rectory and later Earlesmere)

Rectory Cottage, Main Street

3 Main Street

5 Main Street (The White House)

9 & 11 Main Street

15 Main Street

17 Main Street

27 Main Street

Boundary Wall to Main Street and Hospital Lane (Formerly to Hall Farm)

10 Main Street

Former Methodist Chapel building to the rear of 10 Main Street

12 Main Street

22 Main Street

28 Main Street

32 Main Street

**Detached Outbuilding (to north-east of) Ravenstone Hall, Main Street**

6 & 8 Church Lane

Ravenstone Primary School, Church Lane

10 Church Lane

12 Church Lane

14 Church Lane

16 Church Lane

18 Church Lane

20 Church Lane

22 Church Lane

25 Church Lane (Church Lane House)

34/36 Ashby Road

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 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 : HISTORIC ENVIRONMENT POLICIES OF THE NORTH WEST LEICESTERSHIRE LOCAL PLAN**

### **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.

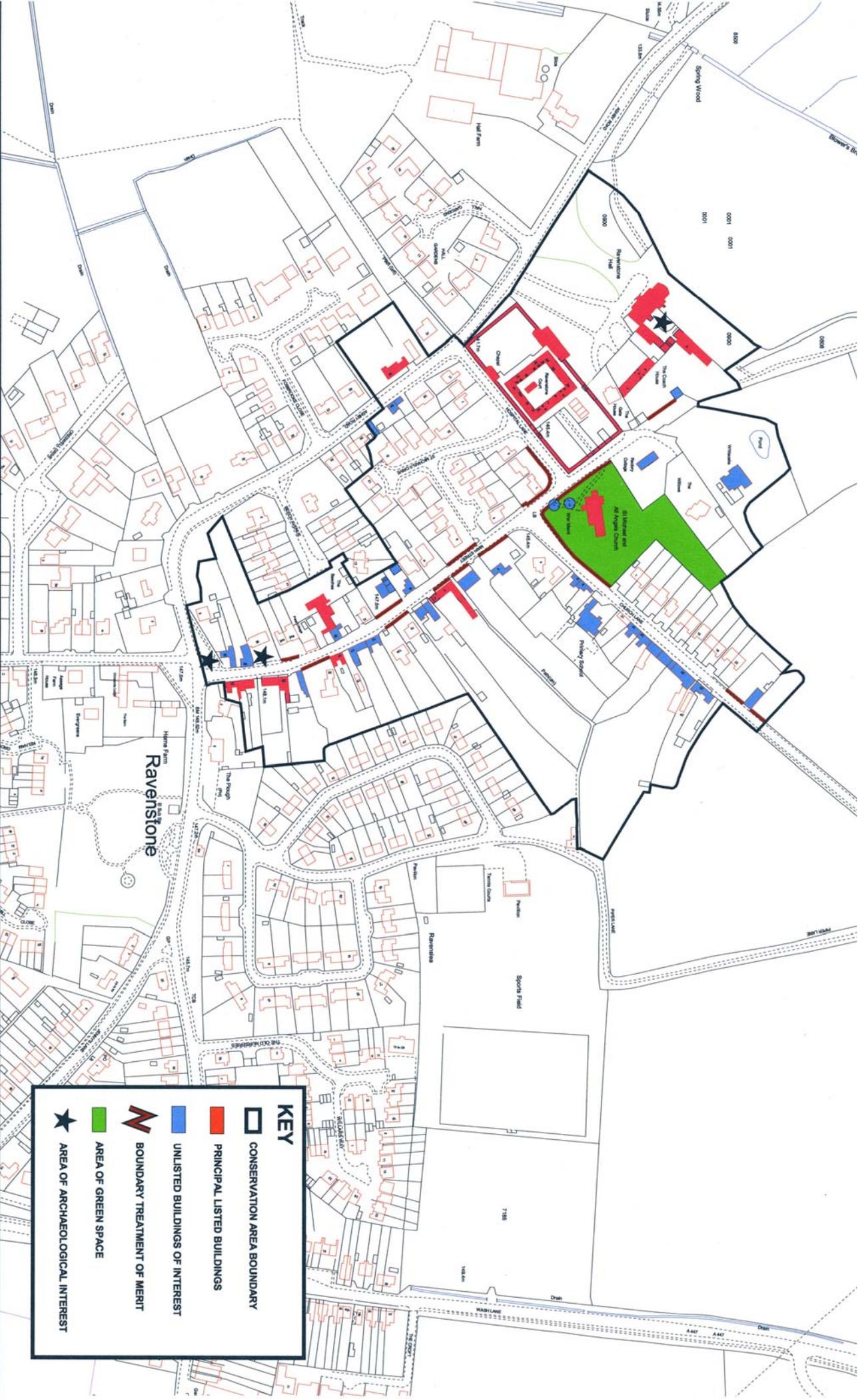
In assessing the likely effect of proposed advertisements on such interests, regard will be had to all material factors, and in particular :-

- (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
	AREA OF GREEN SPACE
	AREA OF ARCHAEOLOGICAL INTEREST
	BOUNDARY TREATMENT OF MERIT

Scale 1:2500

NORTH WEST LEICESTERSHIRE  
DISTRICT COUNCIL  
PLANNING AND ENVIRONMENT DIVISION

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