

# SNARESTONE 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 Snarestone Conservation Area in March 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 5 March 2001 and 16 April 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.

## **CONTENTS**

### **Page No**

	List of Plates	-
	List of Maps	-
1.	INTRODUCTION	1
2.	LOCATION, TOPOGRAPHY AND POPULATION OF SNARESTONE	2
3.	ORIGINS AND HISTORICAL DEVELOPMENT OF SNARESTONE	3
4.	FACTORS CONTRIBUTING POSITIVELY TOWARDS THE CHARACTER OF THE CONSERVATION AREA	8
	Character Statement	8
	Building Materials and Local Details	11
	Architectural and Historic Quality of Listed and Unlisted Buildings	14
	Boundary Treatments and Historic Ground Surfaces	14
	The Contribution of Green Spaces and Natural Elements	16
	The Relationship of Spaces Within The Conservation Area	18
	The Relationship Between the Area and the Surrounding Landscape	19
5.	FACTORS HAVING A NEGATIVE IMPACT ON THE CONSERVATION AREA	20
	Permitted Development Rights	20
6.	FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT	22
	Planning Policies	22
	The Removal of Permitted Development Rights ?	22
	Environmental Enhancements and Repairs to Historic Building Fabric	23

## **CONTENTS (Continued)**

	<b>Page No</b>
7. APPENDICES	25
A. Buildings of Special Architectural or Historic Interest In The Conservation Area	25
B. Unlisted Buildings of Architectural or Historic Interest which are Considered to Make a Positive Contribution to the Streetscape Of The Conservation Area	26
C. North West Leicestershire Local Plan Policies In Respect Of the Historic Environment	28
8. BIBLIOGRAPHY	31

## List of Plates

	<b>Page No</b>
1. Snarestone Endowed School, No. 17 Main Street	4
2. Manor Farmhouse, No. 19 Main Street	4
3. The Ivy House, No. 22 Main Street	5
4. The Beeches, No. 24 Main Street	5
5. Oak House, Main Street	7
6. Residential Barn Conversions adjacent to Manor Farmhouse, No. 19 Main Street	7
7. The Hermitage, No. 20 Main Street	9
8. Nos. 31, 35 & 39 Main Street	9
9. The Globe Inn, No. 6 Main Street	10
10. Former Post Office, No. 1 Quarry Lane	10
11. Nos. 13/15 Main Street	12
12. Nos. 41-45 Main Street	12
13. Type K6 Telephone Kiosk, Main Street (south side)	15
14. No. 32 Main Street	15
15. Field Area between Nos. 24 and 32 Main Street	17
16. Mature Hedgerows surrounding War Memorial, Main Street	17
17. View Westwards along Main Street from Quarry Lane	18
18. PvcU Window Units to No. 14 Main Street	21
19. PvcU Window Units to No. 4 Main Street	21

## List of Maps

	<b>Between Page Nos.</b>
1. The Existing Boundaries of the Snarestone Conservation Area	1 and 2
2. The Individual Factors Considered To Have A Positive Impact On The Character of the Conservation Area.	8 and 9

## 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 Snarestone Conservation Area was designated by the District Council in September 1992. 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 THE SETTLEMENT**

- 2.1 Snarestone is a village of some 262 residents\* situated within a largely agricultural landscape some 8km to the south of Ashby de la Zouch. The village is situated within its own parish.
- 2.2 The village has an essentially linear settlement pattern concentrated along Main Street (formerly Long Street) and is located on the western side of a hillside which reaches its peak at Hill House (opposite Derby Lane) before descending eastwards towards Sweptstone and Newton Burgoland. Measham Road (B4116) effectively divides the main body of the settlement from its Parish Church.
- 2.3 The Ashby de la Zouch Canal, passes below Main Street by the means of a 229 metre (250 yard) long tunnel and terminates close to Snarestone Pumping Station on Quarry Lane to the north of the village. The watered section of the Ashby de la Zouch Canal (to Snarestone) as it passes through the District of North West Leicestershire was designated as a Conservation Area in June 1992. The Ashby de la Zouch Canal (to Snarestone) Conservation Area is the subject of a separate Conservation Area Appraisal and Study document.

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

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

- 3.1 Snarestone had been established by the time of the Domesday Survey of 1086/87 and developed with an essentially agricultural based economy into the second half of the twentieth century.
- 3.2 The Charnell family were important landowners around Snarestone from the early thirteenth century. The Charnells acquired land; partly through marriage; until by 1662 the family had become undisputed Lords of the Manor throughout the parish (Nichols, 1804, p1043-7). The family resided at Snarestone Hall, which was situated to the north of the Parish Church of St. Bartholomews.
- 3.3 The prominence of the Charnell family in the eighteenth century was demonstrated in the donation in 1717 by Thomas Charnell of a cottage and garden to the village to found the Snarestone Endowed School at No. 17 Main Street (White, 1846, p593) **(1)**. It is also likely that the family were important benefactors in the construction of the new Parish Church of 1752; their coat of arms appearing above the west door.
- 3.4 In the eighteenth century agriculture generally prospered throughout Leicestershire and manifested itself in Snarestone with much new building. The developments included the group of prestigious houses lying close to the junction of Main Street and Quarry Lane comprising Manor Farmhouse, The Ivy House and The Beeches (Nos. 19, 22 & 24 Main Street respectively) **(2,3&4)**.



**Plate 1 : Snarestone Endowed School, No. 17 Main Street**



**Plate 2 : Manor Farmhouse, No. 19 Main Street**



**Plate 3 : The Ivy House, No. 22 Main Street**



**Plate 4 : The Beeches, No. 24 Main Street**

- 3.5 At the end of the eighteenth century following the death of Nicholas Charnell in 1779 the family estates were divided between two co-heirs (Nichols, 1804, p1047). Snarestone Lodge to the north of the village was substantially re-built by one of the co-heirs in circa 1800 (Nichols, 1804, p1047), although Snarestone Hall was subsequently demolished later in the nineteenth century.
- 3.6 At the turn of the nineteenth century, the Ashby Canal was constructed between Marston Junction (Bedworth) and Wadlands Wharf (Ashby Woulds) to open up the Leicestershire concealed coalfield beyond its local market. To further expand markets the Nuneaton and Ashby Joint Railway was opened in 1873; with a station provided at Snarestone off Appleby Road. Although the construction of the canal and railway had a fundamental change on the surrounding landscape, they had little impact on the pattern of development in the settlement itself. No industrial activity was established alongside the canal in the Parish and the railway station and its goods shed still remained largely isolated by the time of the lines closure to the south of Measham in 1964 (although regular passenger services had ceased in the 1930s).
- 3.7 In the twentieth century, new housing in the post Second World War period extended the settlement eastwards along the southern side of Main Street and northwards along Quarry Lane. Along Main Street, some infill residential development has taken place within the historic core **(5)**, particularly close to its junction with Measham Road. The recent residential conversions of outbuildings to Manor Farmhouse (No. 19 Main Street) reflects the decline in agricultural activities in the village as it has increasingly acquired a dormitory role **(6)**.



**Plate 5 : Oak House, Main Street**



**Plate 6 : Residential Barn Conversions adjacent to Manor Farmhouse,  
No. 19 Main Street**

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

##### **Character Statement**

- 4.1 The Conservation Area boundaries are concentrated along the linear form of development on Main Street. Many properties were originally built as farmhouses or farmworker's cottages, although most residents no longer have direct connections with agriculture. The properties to the western side of Main Street's junction with Quarry Lane are more typically large three or two storey properties situated within substantial plots **(7)**. Properties to the east of the Quarry Lane are typically of a higher density and largely of solely two storey construction **(8)**.
- 4.2 The Conservation Area contains two non-residential properties, the Snarestone Endowed School and The Globe Inn (opened in its present buildings in the 1920s) **(9)**; both on Main Street. The Globe Inn, along with a cottage and bakery, was formerly located to the north of No. 57 Main Street; although the buildings were all demolished in the second half of the twentieth century. The former Post Office at No. 1 Quarry Lane has been converted into solely residential use **(10)**.
- 4.3 The elements considered to make a positive contribution to the character of the Conservation Area are shown on Map 2.



**Plate 7 : The Hermitage, No. 20 Main Street**



**Plate 8 : Nos. 31, 35 & 39 Main Street**



**Plate 9 : The Globe Inn, No. 6 Main Street**



**Plate 10 : Former Post Office, No. 1 Quarry Lane**

## **Building Materials and Local Details**

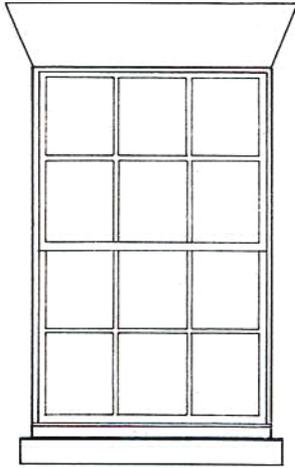
- 4.4 The properties within the Area are predominantly constructed of red brickwork **(11)**, with some of the more prestigious dwellings having stone dressings to window and door openings as architectural embellishments.
- 4.5 Roofs are largely of dark plain tile, although there was a limited introduction of Welsh slate in the latter part of the nineteenth century. The properties at Nos. 41-45 Main Street retain thatched roofs **(12)**.
- 4.6 The window units to Georgian properties of any architectural pretension were typically double hung vertical sliding sashes (Figure 1) and these remain to Manor Farmhouse. The window units to Ivy House and The Beeches are, however, of later opening casements imitating the vertical sliding sash style. Some dwellings of a more vernacular nature retain Yorkshire horizontal sliding sash window units (Figure 2), although in many cases these have been replaced.
- 4.7 The timber doors to properties of any architectural pretension are typically paneled (Figure 3), with doorcases provided to the front doorways of Manor Farmhouse and The Beeches (that at Manor Farmhouse also has a fanlight above). The smaller more vernacular properties typically had vertically boarded ledged and braced doors (Figure 4). Door and window units typically have a paint finish; that to window units being largely of a white or off-white colour.
- 4.8 Black cast iron rainwater goods are prevalent throughout the Area to properties built before the Second World War.



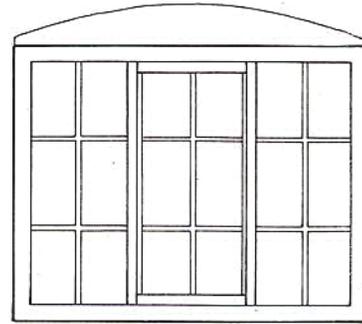
**Plate 11 : Nos. 13/15 Main Street**



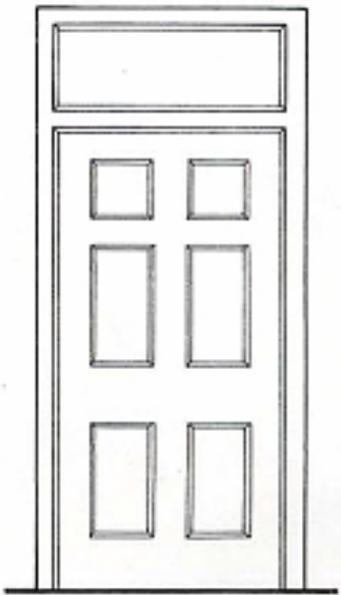
**Plate 12 : Nos. 41-45 Main Street**



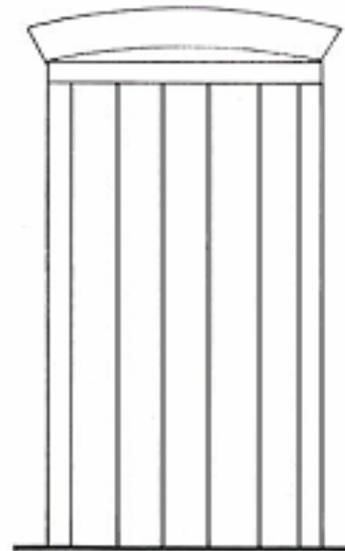
**Figure 1 : Vertical Sliding Sash Window Unit**



**Figure 2 : Yorkshire Horizontal Sliding Sash Window**



**Figure 3 : Panelled Door**



**Figure 4 : Ledged and Braced Vertically Boarded Door**

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

- 4.9 There are eight buildings in the Conservation Area which are included on the list of buildings of special architectural or historic interest (Appendix A). Many of the structures are associated with the building/re-building works of the eighteenth century. One of the buildings; The Beeches (No 24 Main Street) is listed at Grade II\* as a building of particular importance.
- 4.10 The remaining properties are listed at Grade II as being of special interest and include the Snarestone Endowed School and Nos. 19 and 22 Main Street. The twentieth century is represented by the Type K6 Telephone kiosk (a 1935 design by Giles Gilbert Scott) close to Main Street's junction with Quarry Lane **(13)**.
- 4.11 Within the Conservation Area, there are number of unlisted buildings of architectural or historic merit which are considered to make a positive contribution to the streetscape of the Conservation Area (Appendix B). Superficially many of these buildings appear to date from the latter part of the eighteenth century and the nineteenth century **(14)**.

## **Boundary Treatments and Ground Surfaces**

- 4.12 Boundary treatments vary throughout the Area. Some properties have fine brick walls - The Beeches (24 Main Street) and Nos. 13/15 Main Street - whereas others have railings erected upon low brick plinths - Ivy House (22 Main Street) and Manor Farmhouse (19 Main Street). There is little visible evidence of historic ground surfaces; roads and footways are largely of grey tarmacadam.



**Plate 13 : Type K6 Telephone Kiosk (1935 Design), Main Street (south side)**



**Plate 14 : No. 32 Main Street**

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

- 4.13 The field area surrounding the War Memorial on the southern side of Main Street (opposite Quarry Lane) makes an important contribution to the setting of the Area **(15)**. The open nature of the Area at this point is further enhanced by the substantial grounds to the properties at Nos. 19, 22 and 24 Main Street (Manor Farmhouse, Ivy House and The Beeches respectively). The sports ground off Measham Road; adjacent to the boundaries of the Conservation Area; also makes a positive contribution to the setting of the Area.
- 4.14 There is one tree covered by a Tree Preservation Order within the Area - a mature sycamore to the Main Street frontage to the former barns and outbuildings at Manor Farmhouse.
- 4.15 Other trees of significance in the streetscape, include an individual mature specimen in the front garden area of No. 32 Main Street and a row of mature trees along the eastern boundary of The Beeches (No. 24 Main Street).
- 4.16 Hedgerows form the front boundaries of some properties, including the Beech hedge to the frontage of Manor Farmhouse (19 Main Street) and the hawthorn hedge to No. 34 Main Street. The War Memorial is enclosed within an area bounded by mature hedgerows **(16)**.



**Plate 15 : Field Area between Nos. 24 and 32 Main Street**



**Plate 16 : Mature Hedgerows surrounding War Memorial, Main Street**

## **The Relationship of Spaces Within the Conservation Area**

- 4.17 The linear pattern of the settlement concentrated along Main Street means that views are largely channeled along the curvature of the principal street **(17)**. Views, however, open up at the junction with Quarry Lane and at Church Walk Farm
- 4.18 On Quarry Lane a strong visual edge and sense of enclosure is provided by the mature trees and hedgerows to the eastern boundary of the Manor House and the siting of properties along the eastern side of the lane up to the back edge of the highway.



**Plate 17 : View Westwards along Main Street from Quarry Lane**

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

- 4.19 Beyond the core of the settlement on the western side of Measham Road, are Manor House Farmhouse and the Parish Church of St. Bartholomew (both eighteenth century in origin and listed at Grade II). In the field areas immediately to the north and south of the Parish Church, Leicestershire County Council's Sites and Monuments Record identifies old village closes of the Medieval period, which are visible as earthworks (the Church of St. Bartholomew; itself was built on the site of an earlier church). A field survey (Hartley, 1984, p41) appears to suggest that Main Street may have formerly continued further westwards.
- 4.20 To the north of the old village closes was the site of Snarestone Hall. The Hall was indicated on Priors Map (1777) and was still standing in 1804 (Welding, 1984, p20; Nichols, 1804, p1047), although it had been demolished before the end of the nineteenth century (the building not appearing on the Ordnance Survey Map of 1887). The location of the Hall in this area was formerly reflected in the name of Manor Farm as Hall Farm (on 1887 Ordnance Survey Map).
- 4.21 Snarestone is surrounded by agricultural land; in both pastoral and arable use; which penetrates into the village on the southern side of Main Street. The agricultural landscape is largely of irregularly shaped fields indicating an enclosure date preceding the Parliamentary Enclosures of the Georgian/early Victorian period. To the south of Manor Farm Farmhouse, visible evidence of medieval ridge and furrow ploughing remains; the pattern running parallel to Measham Road. Similar medieval ridge and furrow patterns remain to the south of Main Street (Hartley, 1984, p64).

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

### Permitted Development Rights

- 5.1 The most detrimental impact on the character of the Conservation 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 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 of timber, have also resulted in the introduction of window types such as a mock top hung 'sashes' and picture windows, which do not reflect traditional fenestration details of properties within the Area **(18&19)**. Increasingly, a modern stain finish is being used to external timberwork rather than the predominant white or off white paint finish.
- 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, inappropriate re-pointing works with the use of strap or ribbon pointing and cement based mortars and the removal of clay plain tile roof coverings and their replacement with concrete plain or interlocking tiles.



**Plate 18 : PvcU Window Units to No. 14 Main Street**



**Plate 19 : PvcU Window Units to No. 4 Main Street**

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

### **Planning Policies**

- 6.1 The existing Conservation Area boundaries are wholly within the Limits to Development for Snarestone as defined in the North West Leicestershire Local Plan. Accordingly, it is likely that there will be pressures for future infill development within the Area and any such proposals will be considered against the policies of the Local Plan (Policies E10 and E11). Having regard to these policies, the District Council consider that the open nature of the Conservation Area around the Main Street/Quarry Lane junction is particularly important to its character. It is also emphasised that the omission of any particular feature or space in the Conservation Area Appraisal should not be taken to mean that it is of no interest. Separate policies in the Local Plan relate to proposals affecting listed buildings and their setting (Policies E13, E14, E15 and E16). The 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 categories of 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 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 Snarestone and in this respect has produced a guidance note for residents of properties within the Conservation Area. A leaflet is also available from the Planning and Environment Division giving advise on the pointing/re-pointing of stonework and brickwork.

### **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 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 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 \***

The Beeches, 24 Main Street (c.1700)

**Grade II**

13 & 15 Main Street (18<sup>th</sup>/19<sup>th</sup> century)

Snarestone Endowed School, 17 Main Street (c1700)

Manor Farmhouse, 19 Main Street (late 18<sup>th</sup> century)

41-45 (odd) Main Street (18<sup>th</sup> century)

Telephone Kiosk (type K6), Main Street (1935 design by Giles Gilbert Scott)

2 Main Street

Ivy House, 22 Main Street (18<sup>th</sup> century)

**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> March 2001.**

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

Church Walk Farm, Church Walk

**Former Farm Buildings to Manor Farm, Main Street (The Dovecote/The Old Granary/The Old Saddlery/The Old Dray Shed)**

23 Main Street

25 Main Street

35/39 Main Street

The Globe Inn, 6 Main Street

8 Main Street

10/12 Main Street

20 Main Street (The Hermitage)

32 Main Street

34 Main Street

1 Quarry Lane

2 Quarry Lane

The buildings outlined **in bold** are considered to have listed by reason of their location within the 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 :-

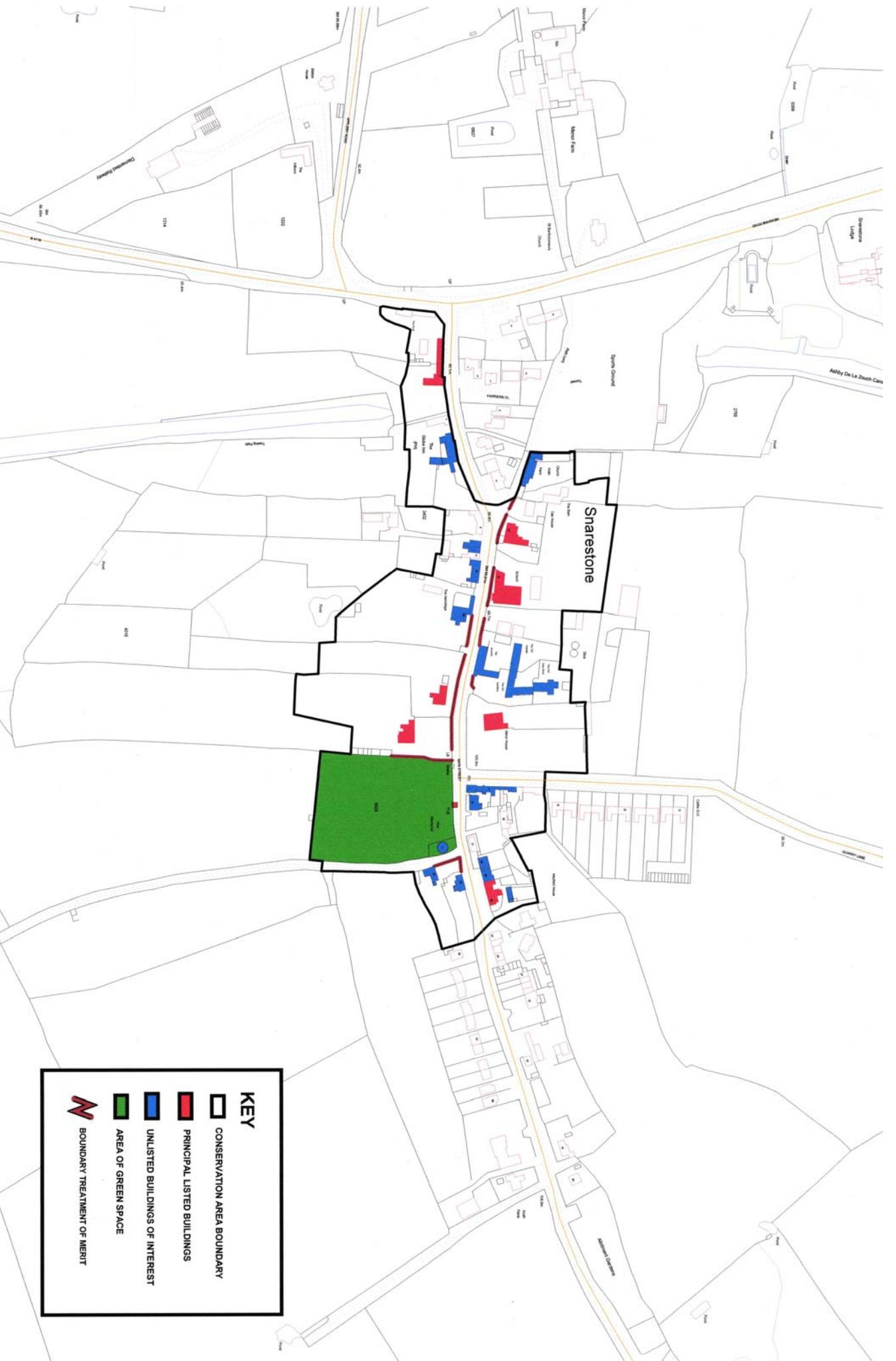
- (a) In the case of amenity, to the general characteristics of the locality, including (where relevant) the presence of any feature of historic, architectural, cultural or similar interest; and
- (b) In the case of public safety, to the effect of the proposal on all aspects of pedestrian or vehicular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

N  
Scale 1:2500

NORTH WEST LEICESTERSHIRE  
DISTRICT COUNCIL  
PLANNING AND ENVIRONMENT DIVISION

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