

TONGE CONSERVATION AREA

APPRAISAL AND STUDY



OCTOBER 2002

PREFACE

The District Council has a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of the District are of special architectural or historical interest which it is desirable to preserve and enhance and to designate such areas as Conservation Areas. Having regard to these requirements and the advice contained in the English Heritage guidance notes 'Conservation Area Practice' and 'Conservation Area Appraisals', in June 2002 the District Council produced an appraisal document proposing the designation of a conservation area at Tonge.

The document 'Tonge : An Appraisal For Conservation Area Designation' was the subject of consultation and publicity over a six week period between 8 July 2002 and 19 August 2002. Having considered the various representations and recommended amendments the District Council's Executive Board of 29 October 2002 resolved the following :-

- (1) to approve the designation of a Conservation Area at Tonge.
- (2) to adopt (subject to amendments) the consultation document 'Tonge : An Appraisal For Conservation Area Designation' as the Tonge Conservation Area Appraisal/Study 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 Tonge Conservation Area was designated by North West Leicestershire District Council on 29 October 2002 and the boundaries are shown on Map 1.

1.2 This Appraisal/Study document aims to fulfil two key roles. The Appraisal outlines the historical development of the settlement and defines the special interest, character and appearance of the built and natural environment within and surrounding the existing Conservation Area boundaries. The Study identifies future opportunities for the preservation and enhancement of the Area. (The numbers **in bold** in the text refer to an associated plate/photograph).

2. LOCATION, POPULATION AND TOPOGRAPHY OF TONGE

- 2.1 Tonge is a hamlet with a population of 177 people* located some 1.5 km to the east of Breedon on the Hill and 5 km to the south-west of Castle Donington. Langley Priory is situated some 1.5 km to the east. Tonge is situated within the parish of Breedon on the Hill, which also includes the hamlet of Wilson (161 people*). The parish church of St Marys and St Hardulphs, which is situated on Breedon Hill, is located within the Breedon on the Hill Conservation Area.
- 2.2 Tonge was formerly situated on the Hinckley to Nottingham road (A447), which was re-routed to the east of the settlement in the post War period to provide a bypass. The Hinckley to Nottingham road formerly met with the road from Breedon on the Hill (Tonge Lane) in the centre of the hamlet. The Nottingham to Tamworth Turnpike road of 1760 (now the C8212), runs to the north of the settlement. Following the opening of the A42/M42 link in the early 1990s the A447 to the east of Tonge was re-designated as the A453.
- 2.3 Tonge occupies a position within a shallow valley created by the Ramsley Brook which flows south-north through the hamlet before proceeding towards its confluence with the River Trent at Weston Cliff. Built development is largely concentrated along the principal roads of the settlement. Field Lane provides access to surrounding agricultural lands south-east of Peters Close.

* Mid-1998 Estimate - Source : Leicestershire County Council

3. ORIGINS AND HISTORICAL DEVELOPMENT OF TONGE

3.1 Tonge 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. The principal farms in the settlement were Tonge Farm, Tonge Hall Farm, White House Farm, Brook Farm and Brookside Farm.

3.2 The lands around the hamlet were largely enclosed in 1759, prior to which much of the agricultural landscape comprised large fields divided into strips which would have been cultivated on a rotational basis; the 'Gratton Field' lay to the south-west of the hamlet (off Field Lane) and the Nether Field was situated to the north (Hartley, 1984). Immediately to the rear of properties, however, smaller crofts and closes had already been created prior to enclosure (White, 1846, p329; Hartley, 1984). To support the agricultural economy a blacksmiths operated from the attached outbuilding to White House Farmhouse (now converted to residential accommodation) and (the now demolished) watermill⁽¹⁾ alongside Ramsley Brook to the south-east of Brookside Farm provided milling facilities.

3.3 In 1874, a substantial change to the character of the hamlet occurred with the completion of the Midland Railway's Derby to Ashby de la Zouch line. The railway extended the Derby to Melbourne line of 1868 to link with the former tramway of 1802 from Cloud Hill to Ashby de la Zouch. The new railway was accommodated through the hamlet with the construction of a cutting, although its construction led to the demolition of buildings, and the division of farmlands to the north-west of Tonge Hall Farmhouse (linked by way of a footbridge).

- 3.4 The railway station serving Tonge was not, however, built within the settlement but rather erected alongside the Nottingham to Tamworth road.⁽²⁾ Passenger services on the branch line ceased in 1930, although limestone continued to be carried from Cloud Hill Quarry to Derby until 1982.⁽³⁾ The former route now forms part of the Cloud Trail and the Derby to Melbourne/Worthington cycle path.
- 3.5 As the twentieth century progressed agricultural uses declined in the settlement and at Tonge Farm and Tonge Hall Farm former outbuildings were converted to residential use. Infill housing development was also undertaken, most notably with the building of the pairs of semi-detached dwellings by the former Castle Donington Rural District Council at Nos. 1-4 The Dovecote (in the inter-war period) and Nos. 1-6 Peters Close (in the post war period).
- 3.6 In the latter part of the twentieth century, the landscape around the hamlet was again the subject of change with the creation of new communication links. To the east of the village the bypass (A453; previously the A447) was constructed and to the south the A42 was opened in the 1990s. The establishment of these new links has made the settlement attractive to commuters and Tonge increasingly fulfils a dormitory role.⁽⁴⁾

Notes

1. The watermill, shown on Priors Map of 1777 (Welding, 1984), had been demolished by 1838. The Mill was owned by the nuns of Langley Priory until 1536 and remained with the subsequently created estate after the reformation. Until the late Victorian period the Mill and the surrounding meadow remained a detached part of Langley Parish.
2. 'Old Station House' in the settlement was the former stationmasters house.
3. The Ashby de la Zouch - Cloud Hill section had been closed and lifted by 1955 (Hillier, 1994, p61)
4. No working farms remain within the settlement.

4. FACTORS CONTRIBUTING POSITIVELY TOWARDS THE CHARACTER OF THE STUDY AREA

Character Statement

- 4.1 The Area essentially relates to the physical extent of the hamlet at the Second World War and thus reflects its predominantly agricultural based development. The special character of the Area is largely derived from the informal grouping of (former) farmhouses, outbuildings and farmworker's dwellings along the principal roads. Open paddock areas are also a significant feature of the Area.
- 4.2 A number of buildings within the settlement display vernacular building traditions, although there is much evidence of building/rebuilding works in the late Georgian/Victorian period.
- 4.3 The individual factors considered to have a positive impact on the character of the Area are shown on Map 2.

Building Materials and Local Details

- 4.4 The Area contains buildings of sixteenth/seventeenth/early eighteenth century origin with evidence of timber framed construction; both cruck truss **(1)** and box frame **(2)**. The panels to timber framed buildings were originally of wattle and daub, although these have been largely subsequently infilled with brickwork **(3)** and in some cases totally rebuilt in brickwork. Of the later brick built properties Brook Farm has fine dog tooth string and dentil courses **(4)**.



Plate 1 : Church View (contains cruck truss of sixteenth century origin)



Plate 2 : White House Farmhouse



Plate 3 : Tonge Farmhouse



Plate 4 : Brook Farm, Moor Lane

- 4.5 There is also visible evidence of local sandstone and limestone within the Area. Some properties incorporate substantial elements of stone construction, including the dovecote off Moor Lane **(5)**, the former outbuildings at Tonge Farm and in particular; The Corner House **(6)**. Stone was also used to provide plinths to timber framed properties and in boundary walls.
- 4.6 The original roof covering to timber framed buildings was of locally grown long straw, although no thatched roofs survive. Most properties have clay plain tiles to roofs, either dark blue **(7)** or red, which were used into the twentieth century **(8)**. There was some introduction of Welsh slate in the nineteenth century. Black cast iron rainwater goods are prevalent to properties constructed prior to the Second World War.
- 4.7 The predominant window type to vernacular buildings was the Yorkshire horizontal sliding sash (Figure 1). In the polite architecture of the late Georgian/Victorian period vertical sliding sashes were typically installed (Figure 2). Vertical sliding sash units are set within openings having either stone or plaster lintels. Other window openings typically have shallow segmental brick arches above. Window units largely have a white or off-white paint finish.
- 4.8 The timber doors to many older properties are of a simple vertically boarded ledged and braced construction (Figure 3). Buildings in the polite architectural style typically have a panelled design (Figure 4). The principal entrance door to Tonge Hall Farmhouse has a fine timber doorcase with Doric pilasters, entablature and moulded pediment.



Plate 5 : The dovecote, off Moor Lane



Plate 6 : The Corner House



Plate 7 : Holly Cottage



Plate 8 : Nos. 1-4 The Dovecote

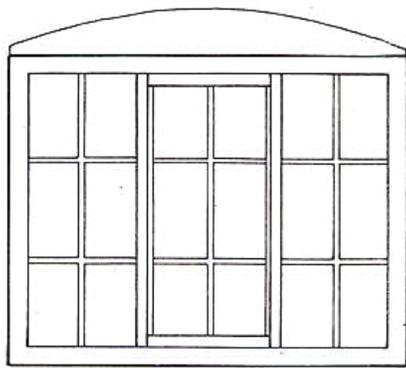


Figure 1 : Yorkshire Horizontal Sliding Sash Window Unit

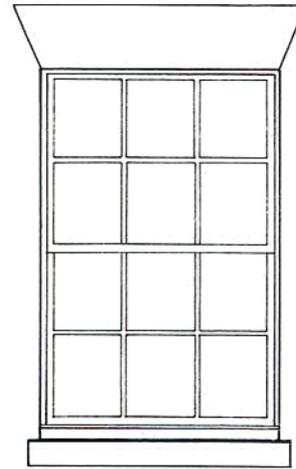


Figure 2 : Vertical Sliding Sash Window Unit

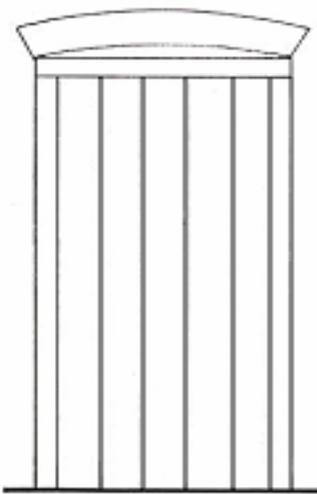


Figure 3 : Ledged and Braced Vertically Boarded Door

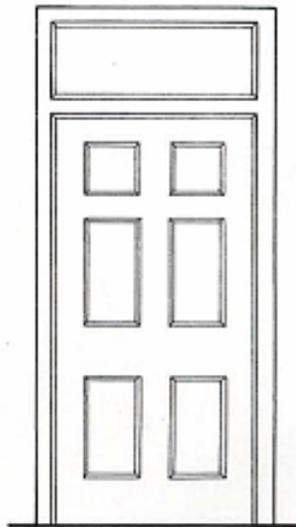


Figure 4 : Panelled Door

Architectural and Historic Quality of Listed and Unlisted Buildings

- 4.9 There are four buildings included on the list of buildings of special architectural or historic interest, all listed at Grade II as being of special interest; Tonge Hall Farmhouse and barn, Brookside Farmhouse, an outbuilding to Brookside Farmhouse and the dovecote building on Moor Lane.
- 4.10 Tonge Hall Farmhouse **(9)** is architecturally the most prestigious property in the Area; its external appearance being largely determined by the early nineteenth century alterations and extensions (although the property is of the late seventeenth/early eighteenth century in origin). The attached late sixteenth/early seventeenth century timber framed barn has been converted into a residential dwelling ('The Old Barn') **(10)**, as has the attached former stable block ('The Stables'). Brookside Farmhouse **(11)** comprises of two main elements; a three storey nineteenth century brick built wing attached to a two storey timber framed building of seventeenth century origin. The outbuilding to the south-east of Brookside Farmhouse externally of nineteenth century brickwork **(12)**, has a timber framed internal structure. The dovecote is of the eighteenth century.
- 4.11 There are also a number of unlisted buildings or structures of some architectural or historic merit which are considered to make a positive contribution to the Area (Appendix B). A number of these include elements of timber framed construction; such as Church View on Moor Lane, White House Farmhouse and Tonge Farm; and thus are likely to have sixteenth, seventeenth or early eighteenth century origins, although many exhibit much visual evidence of late eighteenth/nineteenth century rebuilding works.



Plate 9 : Tonge Hall Farmhouse



Plate 10 : 'The Old Barn', Tonge Hall Farmhouse



Plate 11 : Brookside Farmhouse



Plate 12 : Outbuilding to South-East of Brookside Farmhouse

- 4.12 Other buildings are of a largely late Georgian/Victorian date; such as Willow Cottage and Field Lane Cottage on Field Lane, Tonge Hall Cottage **(13)** and Station Cottage/Bridge Cottage **(14)**; the later being the Lord Nelson Inn in the nineteenth century. The two former railway bridges are a physical legacy of the Midland Railways branch line of 1874 **(15)**. The twentieth century is represented by the Type K6 telephone kiosk adjacent to Tonge Hall Farmhouse **(16)**.

Boundary Treatments

- 4.13 There is a particularly fine brickwork wall which links the frontage of Tonge Hall Farmhouse with Tonge Hall Cottage. Other boundary treatments of merit include the low stone walls to the frontage of Tonge Hall Cottage. A number of properties have mature hedgerows to their front boundaries.

The Archaeological Significance and Potential of the Area

- 4.14 In the field area to the north-west of Tonge Hall Farmhouse are the earthwork remains of old village closes (Hartley, 1984, pp12 & 14). A map of 1758 shows two farmsteads, two orchards and a number of closes in this area which was later divided by the construction of the Derby to Ashby de la Zouch railway line (Hartley, 1984, p14). The Grade II listed eighteenth century dovecote is the surviving built legacy of the farmsteads that occupied the area.
- 4.15 Elsewhere in the Area are sites of former buildings, including that immediately to the north-west of Willow Croft on Field Lane (Hartley, 1984). The outbuildings to Tonge Hall Farm were also formerly more extensive (Hartley, 1984).



Plate 13 : Tonge Hall Cottage



Plate 14 : Railway Cottage/Bridge Cottage



Plate 15 : Railway Bridge



Plate 16 : Type K6 Telephone Kiosk, near Tonge Hall Farmhouse

4.17 At No. 1 The Dovecote, the irregular shaped western boundary to the front garden betrays the fact that a dwelling formerly occupied the site between the property and the railway cutting. The timber framed dwelling was demolished in late nineteenth/early twentieth century. The development at Nos. 1-4 The Dovecote occupies the site of the settlements pinfold.

The Contribution of Green Spaces and Natural Elements

4.18 The surviving paddock areas contribute significantly towards the character of the Area, particularly along Moor Lane and at the eastern entrance to the settlement. Within these paddock areas there are a number of mature tree specimens (including Horse Chestnut, Ash and Sycamore) with those within the paddock area to the east of Tonge Hall Cottage being the subject of a Tree Preservation Order **(17)**. Other trees subject of Tree Preservation Orders are the individual specimens to the frontage of The Spindles (a Copper Beech) and at the Corner House and those lining the former railway cutting to the north of Bridge Cottage.

4.19 The Ramsley Brook, which formerly crossed Moor Lane and the road to the north of Brookside Farmhouse by way of fords, is in parts lined with mature hedgerows and trees. This is particularly the case where it runs to the rear of properties on Moor Lane through land which exhibits the physical survival of the pre-Enclosure crofts. Evidence of former crofts also survives to the south of White House Farmhouse/Old Station House. At the junction of Peters Close and Moor Lane, the small triangular shaped grassed area, along with the grass verges to Nos. 1-6 Peters Close, contributes to the openness of this part of the settlement **(18)**.



Plate 17 : Paddock Area/Ramsley Brook to the east of Tonge Hall Cottage



Plate 18 : Grassed Areas at Junction of Moor Lane and Peters Close

The Relationship Between The Area and the Surrounding Landscape

- 4.20 The settlement lies within an agricultural landscape; largely in pastoral use; which in places penetrates into the hamlet itself. Although the fields around Tonge with their regular boundaries reflect a post Enclosure landscape, evidence of Medieval ridge and furrow ploughing methods remains visible to the south and west of the settlement. The ridge and furrow patterns are particularly evident between Field Lane and the Ramsley Brook.
- 4.21 In the field area to the south-west of Brookside Farmhouse is the site of the former watermill (Welding, 1984, p20) and the earthwork remains of a long channel which fed the mill survive (Hartley, 1984, p12). The seventeenth century wing to the Grade II listed Brookside Farm is said to have been a former outbuilding to this mill (DoE, 1989, p18).
- 4.22 Field Lane; a grassed track for much of its length beyond Willow Cottage/Field Lane Cottage; leads to the moated site of the former Breedon Deer Park Lodge. The Medieval deer park and lodge (within the ownership of Breedon Priory before the Reformation of the 1530s) were described in 1652 as "all that parcell of land of ground commonlie called or known by the name of Breedon Park now severed or divided into six or seven parts whereof part arable part pasture and part meadow with a dwelling house thereon built called the Lodge" (quoted in Hartley, 1984, p12). The lodge had been demolished by 1758 (Hartley, 1984).
- 4.23 At the western entrance to the hamlet there are fine views across the open fields to the parish church of St Marys and St Hardulphs on Breedon Hill

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

Permitted Development Rights

- 5.1 A detrimental impact on the character of the Study Area has occurred as a result of the alterations undertaken to unlisted residential properties of architectural or historic merit under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and its predecessors. The permitted works have included the removal of traditional timber window and door units and their replacement with modern units of pvcU construction. Some replacement window units, whether of modern materials or timber, have also resulted in the introduction of window types such as mock Georgian bay windows and picture windows, which do not reflect traditional fenestration detailing to properties within the Area.
- 5.2 Other works detrimental to the architectural and historic 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 traditional roof coverings and their replacement with concrete plain or interlocking tiles. The application of modern cement based render to facades of properties undermines the visual contribution of buildings where it has occurred.

6. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

- 6.1 The historic environment of the Area contributes towards the attractiveness of the hamlet to residents along with its proximity to the strategic road network. Most properties within the hamlet are generally in good repair and the pressures for change on historic built fabric are largely being generated by restoration and modernisation works to existing buildings.

New Development/Planning Policies

- 6.2 Any proposals for new development in a conservation area would be considered against the policies of the Local Plan (Policies E10, E11 and E12). In this respect it should be emphasised that the omission of any particular feature or space in the 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 (Policies E13, E14, E15 and E16) and sites of archaeological interest (Policy E19). The relevant Local Plan policies are outlined in Appendix C.
- 6.3 Where land within the proposed Conservation Area is located outside the Limits to Development as defined in the Local Plan any development proposals on this land will also be subject to countryside policies (primarily Policy S3).

Permitted Development Rights

6.4 The designation of a Conservation Area brings with it some restrictions on permitted development rights for residential properties within a Area. Nevertheless, a number of works including some extensions and alterations can be undertaken without the need to submit an application for planning permission to the District Council. As a mechanism to increase local planning authority controls in respect of such works, an Article 4(2) Direction under the provisions of the Town and Country (General Permitted Development) Order 1995 allows authorities (without any referral to the Secretary of State) to withdraw certain categories of permitted development rights in respect of alterations and extensions to residential properties in Conservation Areas.

6.5 The District Council has generally resolved not to serve such Article 4(2) Directions, but rather to provide advice and education on the use of appropriate materials to properties in Conservation Areas (available from the Planning and Environment Division). This is the position the Council will take in respect to the Tonge Conservation Area.

Environmental Enhancements and Repairs to Historic Building Fabric

6.6 Where resources become available the Local Authority endeavours to undertake works on public land to enhance the character of its conservation areas. 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.

6.7 With regard to the repair of existing historic building fabric, the District Council operates a discretionary historic buildings grant scheme which makes available grant aid for private individuals in relation to the repair of listed buildings and unlisted buildings which are considered to contribute positively to the character of a Conservation Area. Full details of the scheme (which has a limited budget) are available from the Planning and Environment Division. A similar scheme is operated by the Historic Buildings Section in the Environmental Management Department at Leicestershire County Council.

6.8 Where buildings are the subject of long term vacancy or neglect, the District Council will attempt to work with owners/prospective purchasers to secure the long term future of any building. The District Council does, however, have more formal powers in the form of Urgent Works Notices and Repairs Notices to require that repairs be undertaken to listed buildings and other buildings of architectural or historic merit in Conservation Areas.

7. APPENDICES

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

Grade II

Tonge Hall Farmhouse and Barn - (Farmhouse) late 17th century origin, with alterations
and extensions of early 19th century
including former stables (now '**The
Stables**')
(Barn) late 16th/17th century (now '**The Old Barn**')

Dovecote at Tonge Hall Farm - 18th century

Brookside Farmhouse - 17th century/19th century

Outbuilding (20m South-East of) Brookside Farmhouse - 17th century in origin/rebuilt in
19th century

Source : DoE, 1989, pp 17-19

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

Corner Cottage

White House Farmhouse and attached outbuilding (former blacksmiths)

Old Station House (former house of the stationmaster at Tonge Station)

Post Box ('VR') to the front of Old Station House

The Spindles

Rose Cottage (formerly called 'Brookside Cottage')

Meadow Side

Chapel Cottage (Sunny Side)/Hill View (former Wesleyan Methodist Church)

Holly Cottage (formerly incorporated village bakehouse)

Tonge Farm

Old Barn (former outbuilding to Tonge Farm)

Pool Bank (former outbuilding to Tonge Farm)

Railway Cottage

Bridge Cottage (the former Lord Nelson Inn)

Former Railway Bridge, adjacent to Bridge Cottage

Tonge Hall Cottage

The Dovecote, Tonge Hall Court

Telephone Kiosk (Type K6), Moor Lane [adjacent to Tonge Hall Farm]

Church View, Moor Lane

The Croft, Moor Lane

Brook Farm, Moor Lane

Former Railway Footbridge, land to north-east of Tonge Farm

Willow Cottage, Field Lane

Field Lane Cottage, Field Lane

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

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

UNLISTED BUILDINGS : ASSESSMENT CHECKLIST

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

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

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

Source: English Heritage, 1997, p11.

APPENDIX C : 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 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

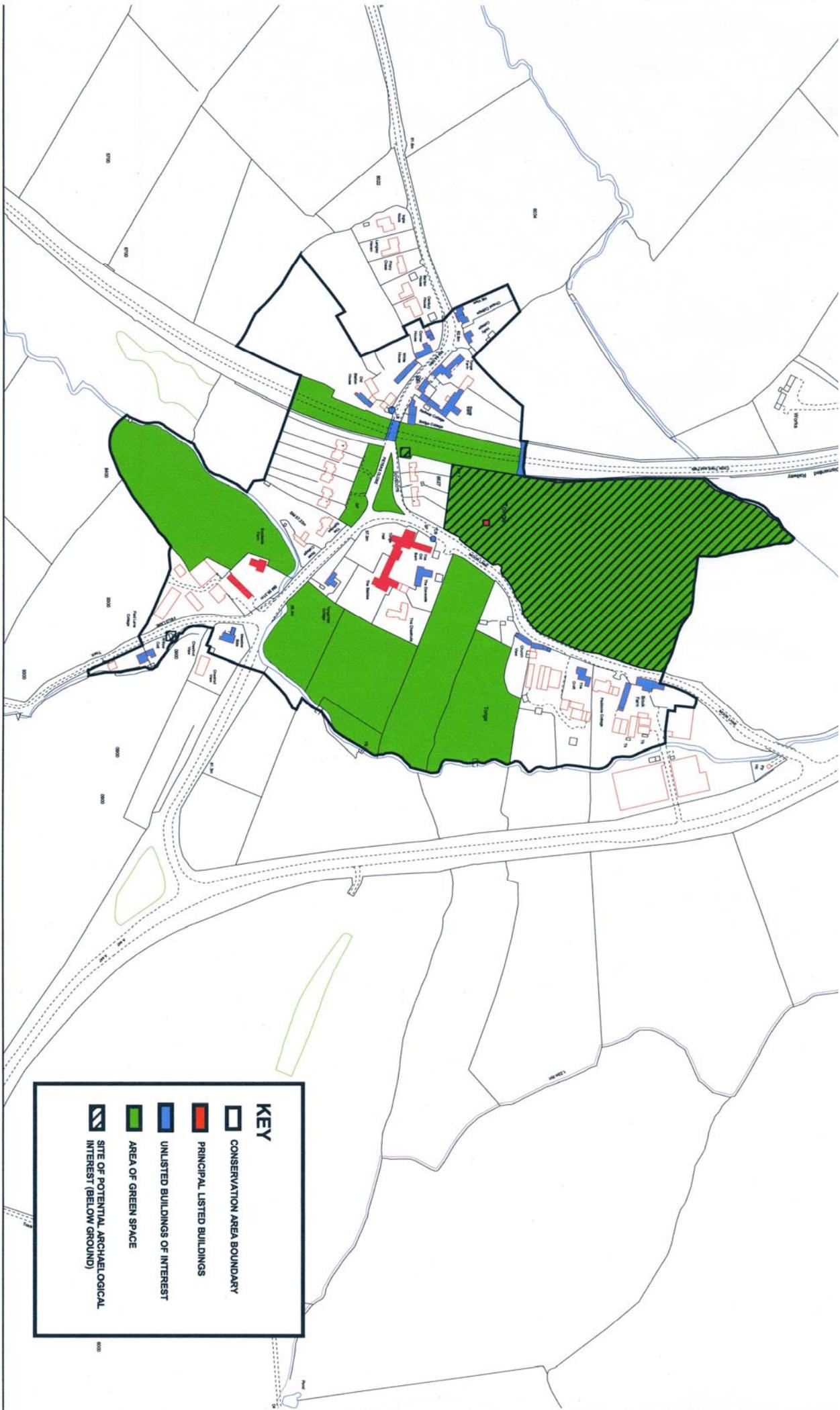
Outdoor advertisement consent will be granted where the proposed advertisement respects the interests of amenity and public safety.

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.

N
Scale 1:3000

KEY	
	CONSERVATION AREA BOUNDARY
	PRINCIPAL LISTED BUILDINGS
	UNLISTED BUILDINGS OF INTEREST
	AREA OF GREEN SPACE
	SITE OF POTENTIAL ARCHAEOLOGICAL INTEREST (BELOW GROUND)

NORTH WEST LEICESTERSHIRE
DISTRICT COUNCIL
PLANNING AND ENVIRONMENT DIVISION

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