

From: Planning Mailbox <planning@blaby.gov.uk>

Sent: 11 May 2022 02:59:06

To: Charlene.Hurd@blaby.gov.uk, DMS.Development.Control@blaby.gov.uk

Cc:

Subject: FW: FAO Charlene Hurd 22/0384/FUL | Two new replacement buildings for car repair business | Railway Letout 10 Station Road Narborough

Attachments: queens_platinum_jubilee-small-2.png

From: John Sharpe <John.Sharpe@leics.gov.uk>

Sent: 11 May 2022 12:18

To: Planning Mailbox <planning@blaby.gov.uk>

Subject: FAO Charlene Hurd 22/0384/FUL | Two new replacement buildings for car repair business | Railway Letout 10 Station Road Narborough

Hi Charlene

22/0384/FUL | Two new replacement buildings for car repair business | Railway Letout 10 Station Road Narborough

Thank you for requesting my observations in respect of the above application.

The application site is adjacent to the boundary of the Narborough Conservation Area and the impact of the development on the setting of this designated heritage asset needs to be taken into account in your decision.

It appears from the submitted information that the existing structures to be demolished are of no heritage interest but that they accommodate an established use. The images in the Design and Access Statement suggest they have a negative effect on the quality of the local environment, although their small scale means that their impact is relatively limited. The proposed replacement structures are larger than the existing and whilst the proposed higher standard of design is desirable there is a slight concern that the development will extend the built up edge of the village beyond the railway line and potentially compromise the wider rural setting of the conservation area.

I originally considered suggesting that the design should be amended to include brick walls to be more in keeping with historic buildings in Narborough but the proposed timber cladding is, perhaps, more appropriate in this context. Relocating the external staircase to the opposite end of the two storey building may make it less obvious and help simplify the street facing elevation.

Details of the proposed roofing materials and the finish to be applied to the timber cladding should, in my view, be submitted for your approval. The submitted drawings indicate a 2 metre high metal fence and gates and details of these should also be agreed with you in due course to ensure that the significance of the designated heritage asset is not compromised; consideration might be given to planting along the boundary to screen the development and preserve the rural setting of the conservation area.

Best wishes

John

John Sharpe

Principal Historic Buildings Officer (Part-time. Monday to Wednesday).

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