

HERITAGE STATEMENT

Proposed Extensions and Alterations

58 Main Street, Normanton on Soar, Leicestershire



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ARCHITECTURAL DESIGN LIMITED



Client Name: Mr and Mrs J. Clayton  
Job Number: 22.4140  
Date of Issue: August 2022  
Site Address: 58 Main Street, Normanton on Soar, Leicestershire  
Local Authority: Rushcliffe Borough Council  
Prepared by: David Granger Architectural Design Ltd  
Revision: A – 08.09.2022

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## SITE DESCRIPTION

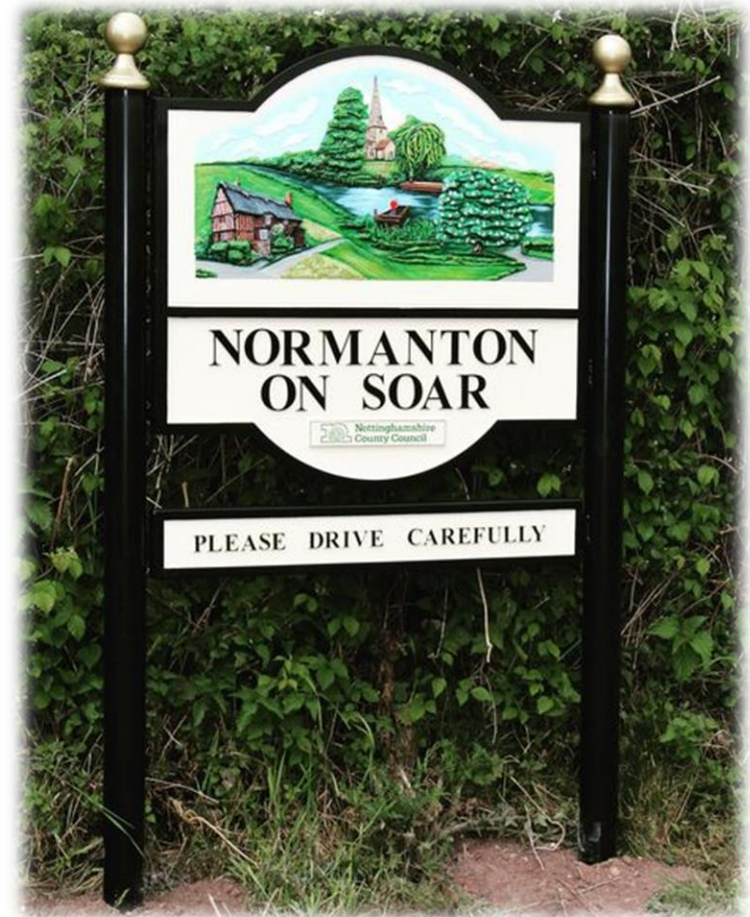
This application relates to a site within the village of Normanton on Soar.

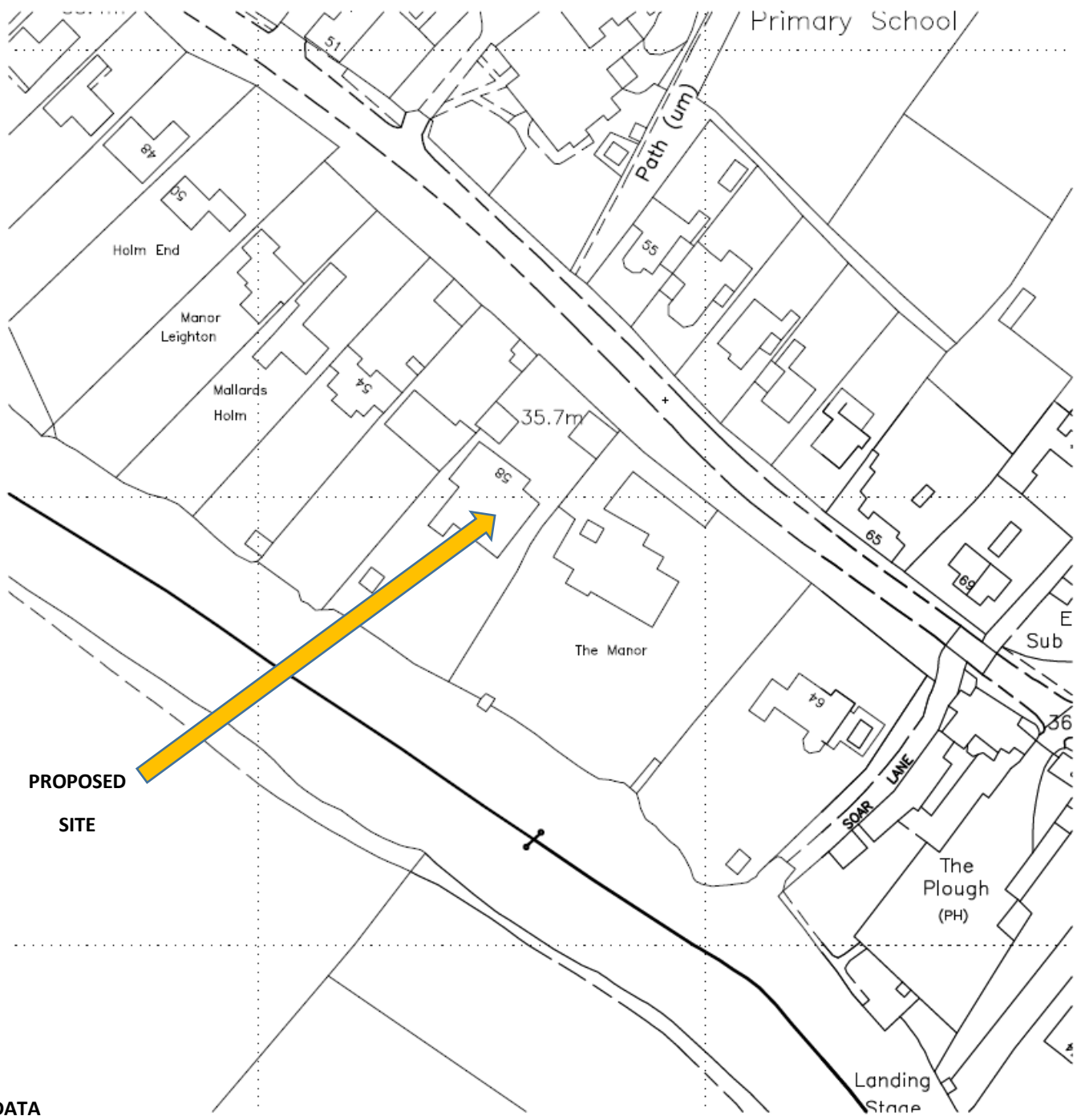
The house is detached and is accessed from Main Street. To the front of the house is an outbuilding, a detached garage and large driveway.

The outbuilding situated in front of the property is a listed building.

## SITE HISTORY

Normanton on Soar, formerly known as Normanton-upon-Soar and known locally as Normanton, is a village and civil parish in the south of Nottinghamshire in England near the River Soar. This historic village is home to one of the last operating chain ferries in the country, the only lived in cruck building in Nottinghamshire and a 13th-century Grade I listed parish Church.





**PROPOSED  
SITE**

## **PROPOSAL**

Planning permission is sought for a new single storey rear extension to replace the existing conservatory. This will form a large kitchen and dining area. The proposals also include the demolition of the dormer window on the second floor and a new roof to the first floor dormer window, new timber cladding to replace the existing tile hanging on the front dormer as well as new render and timber cladding to the building.

## **PLANNING POLICY CONTEXT**

Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines listed buildings as a building that;

(a) any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and

(b) the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

Section 16 requires local planning authorities 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

## **NATIONAL PLANNING POLICY FRAMEWORK**

The National Planning Policy framework was published on 27th March 2012 and then revised in July 2021, replacing the majority of the existing planning policy statements (PPS).

It is intended to make the planning system less complex and more accessible to protect the environment and to provide sustainable growth.

With the introduction of the NPPF the determination of this application must now have regard to the following policy framework.

Whilst the NPPF notes that the development plan is the starting point for decision taking (p. 12 and p. 196) it also urges Local Planning Authorities to approach decision-taking in a positive way to foster the delivery of sustainable development and to approve applications for sustainable development where possible (p. 38).

Section 16 of the NPPF relates to heritage assets.

Paragraph 197 states:

In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

## **LOCAL PLANNING POLICY CONTEXT**

Rushcliffe Borough Council have produced their own local plan which was adopted in December 2014. The following policies are the most relevant to the application:

### ***Policy 11.1***

Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.

### ***Policy 11, Paragraph 3.11.3***

When considering applications which impact on the historic environment or heritage assets and their settings, the Local Authority will look to ensure they are conserved in accordance with their value and that the ability of the development to enhance that value is explored and taken where possible.

## ASSESSMENT AND IMPACT ON HERITAGE ASSETS

The outbuilding situated in front of the property is a listed building. Below is the official listing taken from Historic England:

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1260148*

*Date first listed: 13-Oct-1966*

*Date of most recent amendment: 12-Oct-1987*

*Statutory Address 1: DOVECOTE AT RANGRAAK, NUMBER 58, MAIN STREET*



## PLANNING HISTORY

There are previous planning applications made relating to 58 Main Street which are listed below:

*Planning Ref: 94/01179/FUL*

*Proposal: Single storey rear extension (to form replacement conservatory)*

*Decision: Application Permitted (conditional)*

*Decision Date: 02 Feb 1995*

*Planning Ref: 95/00290/FUL*

*Proposal: Dormer in rear roofspace*

*Decision: Application Permitted (conditional)*

*Decision Date: 23 May 1995*

*Planning Ref: 97/01228/FUL*

*Proposal: Single storey side extension*

*Decision: Application Permitted (conditional)*

*Decision Date: 04 Mar 1998*

*Planning Ref: 01/00629/FUL*

*Proposal: Install Helifix crack stitches in Dovecote side wall*

*Decision: Application Permitted (conditional)*

*Decision Date: 06 Jul 2001*

*Planning Ref: 03/01167/FUL*

*Proposal: Rear conservatory extension*

*Decision: Application Permitted (conditional)*

*Decision Date: 08 Oct 2003*

*Planning Ref: 04/01676/FUL*

*Proposal: Construct detached double garage*

*Decision: Application Permitted (conditional)*

*Decision Date: 23 Dec 2004*

The proposals are for a new single storey rear extension to replace the existing conservatory to form a large kitchen and dining space, on a slightly reduced footprint than the existing conservatory.

Paragraph 190 of the NPPF states that plans should set out a positive contribution to being able to enjoy the Heritage Asset and also ensure against neglect. The proposals do not affect the outbuilding which will be retained with its current use.

NPPF paragraph 194-198 titled 'proposals affecting heritage assets', highlight's considerations that should be given to the information that is required as part of a planning application. Consideration has been given to this section of the NPPF by consultation with the relevant historical documents to understand that the outbuilding to the front of the property is Grade II listed.

The extension to the property at 58 Main Street is located to the rear and will therefore have limited impact on the Heritage Asset to the front of the property. The new timber canopy to the front elevation is of traditional design and reflects the character of the property and of the surrounding area. The timber cladding proposed to replace the existing tile hanging and the proposed render finish to the property is designed to improve the visual aspect of the building which in turn will enhance the immediate surrounding area in which the outbuilding is located.

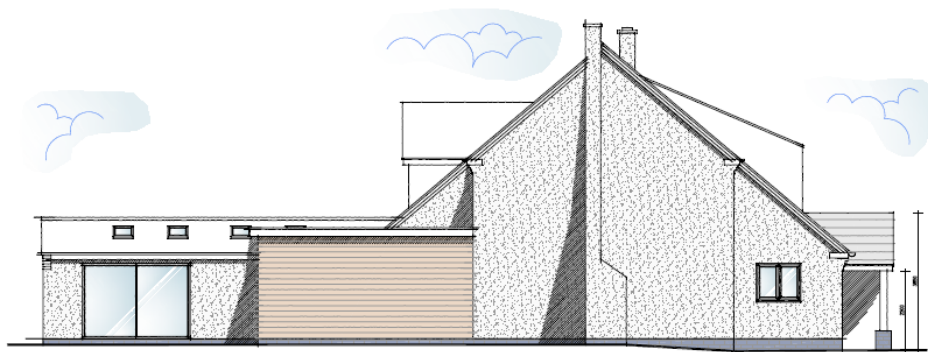




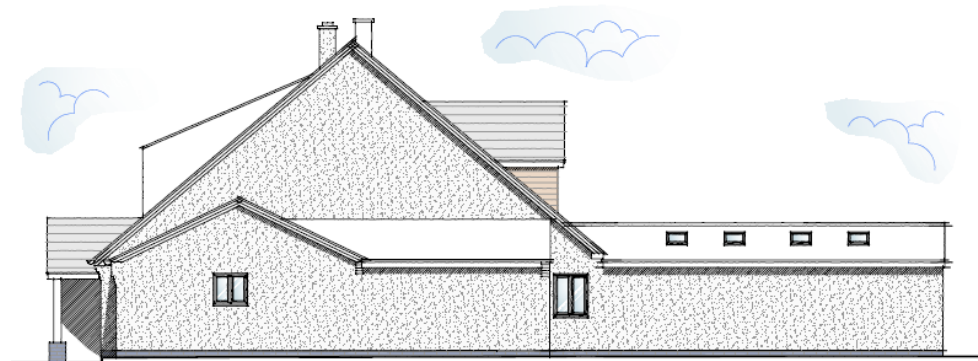
Proposed Front Elevation  
Scale 1:50



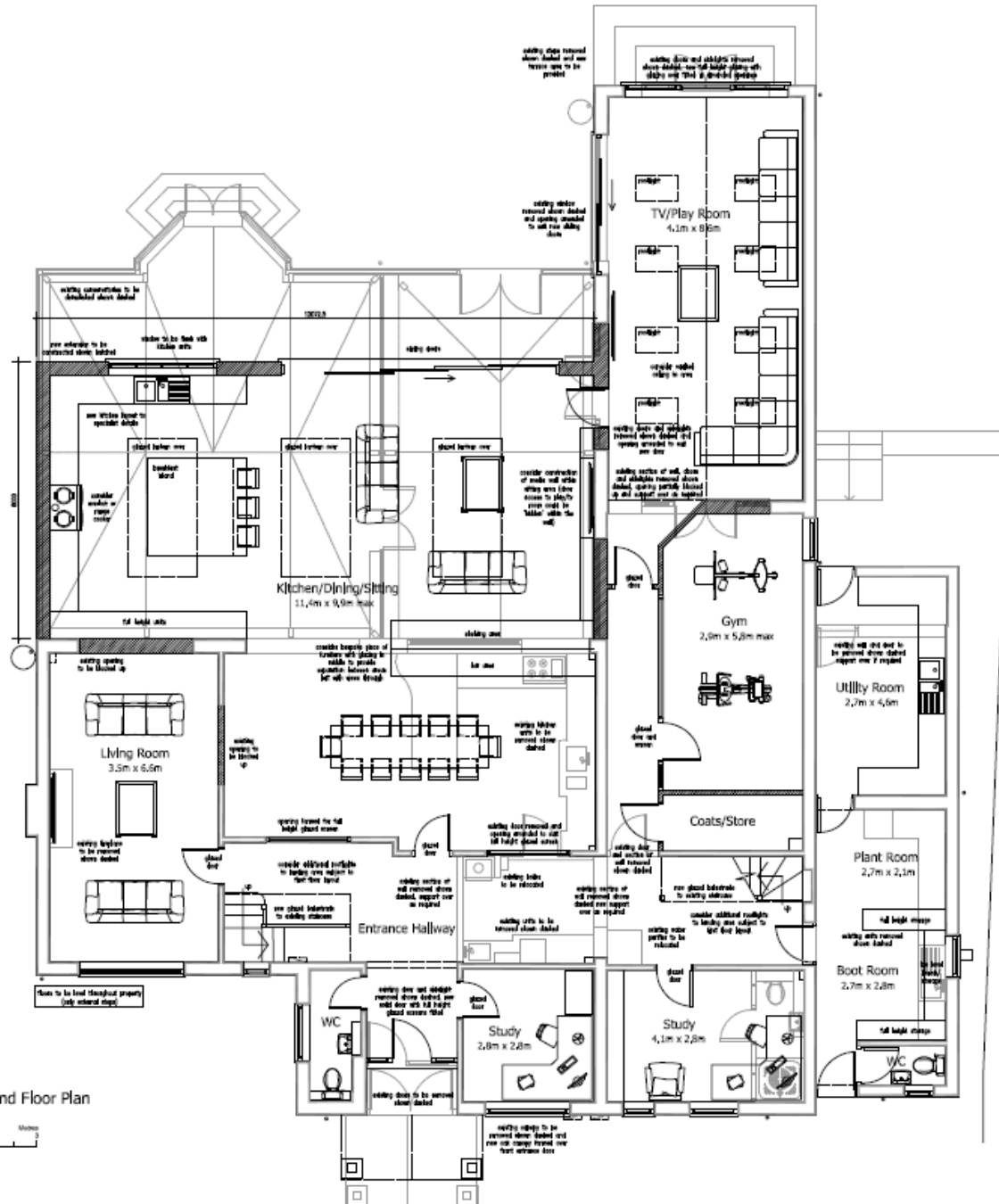
Proposed Rear Elevation  
Scale 1:50



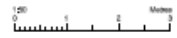
Proposed Side Elevation  
Scale 1:50



Proposed Side Elevation  
Scale 1:50



Proposed Ground Floor Plan  
Scale 1:50



## **CONCLUSION**

In accordance with Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, we have found through identification of the significance of the designated heritage assets (Listed Building) that the proposals will not affect the setting of the heritage asset.

The proposal seeks to demonstrate that the extension would not result in a detrimental impact to the existing house or neighbouring properties. It is considered that the proposal would have minimal impact to the listed outbuilding as all materials used for the construction will reflect the local character and style of the village and of the existing dwelling. The proposed timber cladding and render will improve the visual aspect of the building which is currently in need of updating. There are examples of the use of render on several properties on Main Street so this style will be inkeeping with local character.

The extension will have a slightly smaller footprint than the conservatory it will replace and will not be visible from the road so any visual impact as a result of the works is minimal. The timber frame canopy on the front of the property will be inkeeping with local traditional style.

Therefore, on balance this proposal demonstrates the development could take place without unduly harming the heritage aspect of the outbuilding.



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