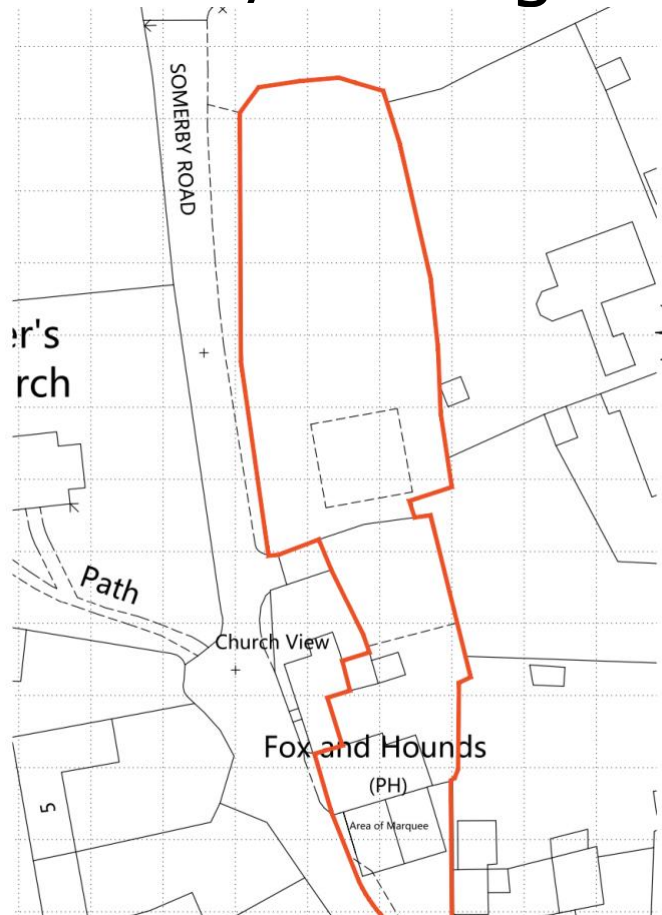


# Design and Access/Heritage Statement



Retention of marquee to south elevation, Fox and Hounds PH, Somerby Road, Knossington

November 2022

# Contents

---

Introduction	1
Physical Context	2
National Planning Policy Guidance/Statements (PPG/PPS)	3
Development Plan Policies	5
Site History	7
Design Constraints & Opportunities	7
Planning Justification & Impact Assessment	9
Layout	10
Appearance	11
Landscaping & Access	12
Conclusion	12

## Introduction

---

The purpose of this statement is to set out the context for, and to explain the design principles behind, an application for planning permission and listed building consent for the retention of a marquee to the south elevation of The Fox and Hounds public house (PH), Somerby Road, Knossington. The main building is a Grade II listed building dating from the late 18<sup>th</sup> century with 19<sup>th</sup> century additions.

The Planning and Compulsory Purchase Act (2004) (Section 42) requires a design and access statement to accompany applications for listed building consent and planning permission relating to buildings of this importance.

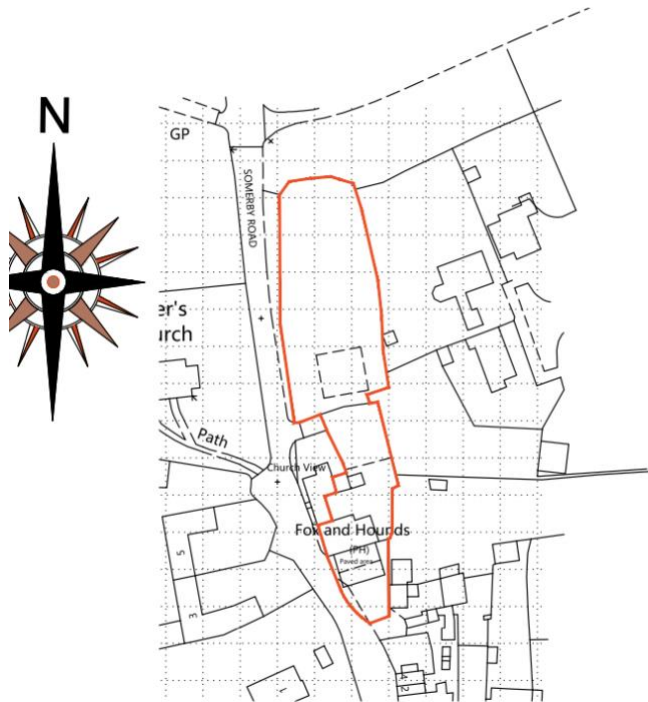
The National Planning Policy Framework ('the Framework') encourages advises that good design is key aspect of sustainable development.

The framework of this statement follows the guidance set out in the CABE document entitled Design and access statements – how to write, read and use them. It is important to note that the DCLG Circular 01/06 Guidance on Changes to the Development Control System explains that the

request for the access component of the statement relates only to access to the development and not to the internal aspects of individual buildings.

## Physical Context

The application site is located on the eastern side of Somerby Road. The site comprises a three storey public house with extensions to the rear. The marquee is sited to the front (south) elevation) of the building. The site lies within the Knossington Conservation Area, which was designated in 1977.



Location Plan 1:1250

The proposal has been assessed in terms of its effect on the character and appearance of the area. The scheme formulated demonstrates that no nearby occupiers would be significantly adversely affected by the scheme.

The marquee provides much needed additional space for the public house. Originally sited during the covid pandemic, the retention of the structure would greatly assist the public house by providing additional covered seating for eating and drinking.

The structure is temporary and it's siting has had no material impact on the integrity of the listed building, an important landmark in the village.

# National Planning Policy Guidance

---

The National Planning Policy Framework ('The Framework') sets out the Government's planning policies for England and how these are to be applied. The framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development, and this is made up of three dimensions:

- an economic objective i.e. contributing to building a strong, responsive and competitive economy;
- a social objective i.e. supporting strong, vibrant and healthy communities; and
- an environmental objective i.e. contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 8 advises that the above objectives are interdependent and need to be pursued in mutually supportive ways. Pursuing sustainable development involves seeking positive improvements in the quality of the environment and in people's quality of life.

The retention of the marquee would add to the viability of the PH, which in itself makes a valuable contribute to the rural economy through the employment of skilled chefs and waiting staff.

Public houses play a key role in supporting local communities by providing accessible services, places for people to meet and identifiable focal points for local people.

The impact of the structure on the natural, built and historic environment will be considered later in this statement.

Paragraph 84 of the Framework is clear that planning (policies) decisions should enable the sustainable growth and expansion of all types of businesses in rural areas.

Paragraph 194 advises that, in determining applications, local authorities should require the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This Statement seeks to provide that description. Paragraph 195 goes on to say that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.

Paragraph 199 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

## National Planning Policy Guidance

---

In cases where less than substantial harm to the significance of the asset would result (as in this case), paragraph 202 advises that the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

### **National Planning Practice Guidance – Conserving and Enhancing the Historic Environment: Decision taking**

Paragraph 013 of the Decision taking section of Conserving and Enhancing the Historic Environment advises that any assessment of the impact of a proposal on the setting of a heritage asset needs to take account of and, be proportionate to the significance of the heritage asset. In this case, being a Grade II listed building, The Fox and Hounds should be considered to be a significant heritage asset, of high value to the locality and to Melton Borough.

Paragraph 013 goes on to say that the required assessment should also have regard to the degree to which the proposed changes enhance or detract from that significance and the ability to appreciate it. In my view, the proposal would not adversely affect the significance of the heritage asset.

In terms of the setting of the heritage asset, paragraph 013 is clear that this does not depend on the existence or otherwise of public rights of way or roads being in the vicinity of the site, although in this case, the setting of the building is affected by the existence of Somerby Road and the traffic that uses it. The impact of the development on the setting of the asset, when viewed from this public vantage point would not be significant.

Paragraph 017 describes how to assess if substantial harm would be caused. This is determined by the impact of a proposal on the significance of a heritage asset. As indicated above, it is my view that substantial harm would not be caused because the asset and its setting would not be compromised by the retention of the marquee given the extent of the proposals.

## Development Plan Policies

---

The Development Plan for this site consists of the policies of adopted Melton Local Plan, October 2018.

### **Melton Local Plan, 2018**

The Local Plan was adopted by the Council in October 2018 and provides the spatial strategy for the District to 2036. The policies outlined below are the most relevant to the application.

Policy SS1 Presumption in favour of Sustainable Development reiterates the approach taken in the Framework such that planning applications that accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise. This statement seeks to demonstrate that the proposal accords with the relevant Local Plan policies.

Policy C7 – Rural Services advises that support will be given to proposals and activities that protect, retain or enhance existing community services and facilities as this would assist in encouraging sustainable development.

Policy EN13 on Heritage Assets sets out the criteria that proposals would need to meet to be considered acceptable in terms of conservation and the historic environment. These include, inter alia, the need to

protect and enhance heritage assets (including listed buildings and Conservation Areas). Development proposed should avoid harm to the significance of historic sites, buildings of areas, including their setting. New developments should also make a positive contribution to the character and distinctiveness of the local area. New developments in conservation areas should be consistent with the identified special character of those areas.

Policy D1 – Raising the Standard of Design aims to ensure that all new development are of a high design quality. The policy sets out various criteria against which new development should be assessed. The most relevant criteria are listed below:

Criterion a) states that the siting and layout must be sympathetic to the area.

Criterion c) advises that buildings and developments should be designed to reflect the wider context of the local area and respect the local vernacular.

Criterion d) states that amenity of neighbours should not be compromised.

## Development Plan Policies

---

The proposal is temporary and would not give rise to an adverse and lasting impact on the character of the building or the area. Residents' amenity would be respected as the opening hours and pattern/type of use would not alter as a result of the marquee being retained.



## Site History

---

The following planning and listed building consent applications are recorded on the Council's website (other consent types are not listed).

Listed building consent was granted on 3<sup>rd</sup> August 2010 for internal alterations to the building including the replacement of the bar, the inclusion of a log burner and the removal of a fire (reference 10/00448/LBC).

Planning permission was granted for the installation of a new oil tank on 26<sup>th</sup> June 2001 (reference 01/00337/FUL).

## Design Constraints & Opportunities

---

The existing building is an attractive and important listed building with a particular role with its community. The following major constraints to the alterations to the building were considered in drawing up the scheme:

- Ensuring that the integrity and structure of the listed building were not affected by permanent, non-reversible alterations.
- Ensuring that the scale and extent of the marquee was proportionate to the appearance and character of the building.
- Ensuring the retention of existing car parking for the PH staff and customers.

## Site History

The list description of the building is reproduced below (source: Historic England website).

SK 8008 - 8108 KNOSSINGTON SOMERBY ROAD

Cold Overton (east side) 20/114 The Fox and Hounds

II

Public house. Late C18 with mid C19 additions. Coursed and squared ironstone and brick with Collyweston slate and pantile roofs. Rendered plinth, 3 gable and external corner brick stacks. 3 storeys, 2 bays. L-plan. South front has a central half-glazed door, flanked by single 3 light sliding sashes. Above, 2 glazing bar sashes. Above again, 2 three light sliding sashes. All the openings have wooden lintels. Lean-to addition, to right, has a C20 casement and above, a close-boarded hatch. West side has, to left, a C20 casement on each floor. Interior has chamfered span beams, one of them with a barred stop.

## Design Constraints & Opportunities

Listing NGR: SK8013308659

# Planning Justification and Impact Assessment

The proposal seeks planning permission and listed building consent for the retention of the existing marquee which is attached to the front (south) elevation of the building.



Front/Car Park Elevation 1:100

ELEVATION DRAWING

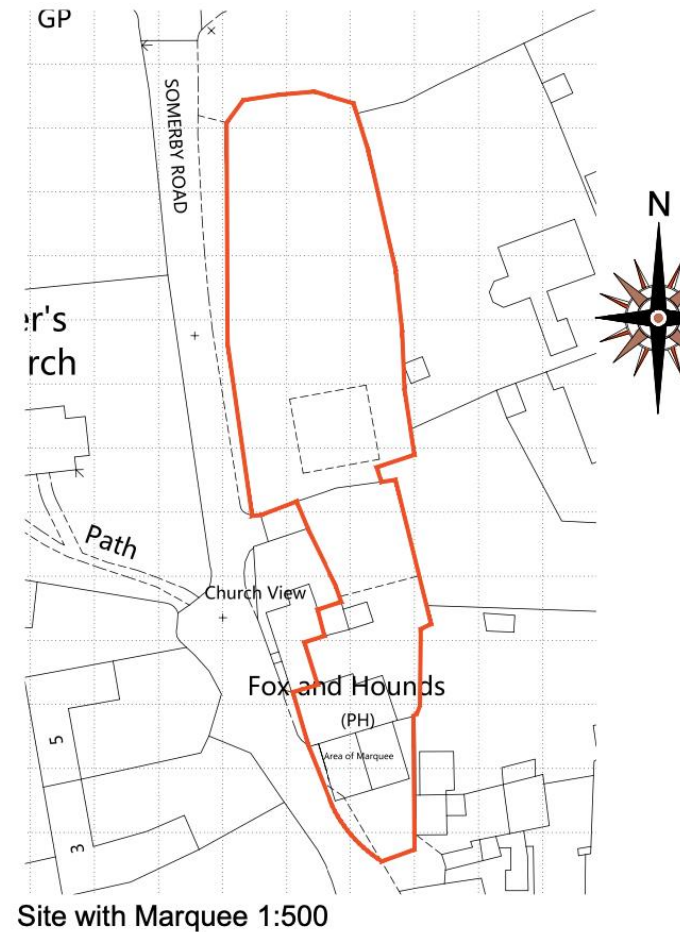
National planning policy and local planning policy contained within the Melton Local Plan recognises the need to ensure that no harm results to heritage assets, including listed buildings and designated Conservation Areas, including to their settings. Whilst the retention of the marquee would be harmful to the character and appearance of the heritage assets described for a temporary period, no significant adverse effect would result and this temporary harm is outweighed by the benefits that the additional space provides to the public house.

As stated earlier in this Statement, the Local Plan provides support for proposals and activities that protect, retain or enhance existing community services and facilities as this would assist in encouraging sustainable development. The proposals would assist in retaining the viability of the PH during the challenging times provided by covid and the current cost of living crisis.

As indicated above, the impact of the retention of the marquee is considered to be minimal and any adverse impact on the character and appearance of the listed building and the Conservation area would be temporary and insignificant.

## Layout

The use and layout of the main PH building and the wider site is unaffected by the retention of the marquee which covers some of the original garden/patio area. No original features of the PH would be removed or altered.





# Layout

---

LAYOUT PLAN

## Appearance

---

The preservation of the established architectural style and appearance of the PH has been a fundamental principle in the siting of the marquee. The retention of the structure would have no lasting adverse effect on the appearance of the existing building.

## Landscaping and Access

## Conclusion

### *Landscaping*

There are no implications for landscaping resulting from the proposals.

### *Access*

The vehicular and pedestrian access to the building would be unchanged as a result of the proposed retention of the marquee.

It is considered that this Statement demonstrates the design approach and justification for this proposal for planning permission and listed building consent for the retention of the existing marquee which provides beneficial additional space for this important public house.

The main design constraints set out in section 7 of this Statement have been fully assessed and adhered to in the design process. It is considered that the resulting scheme preserves the overall character of the building and that it would have no significant adverse impact on the heritage asset, particularly when considering the benefits that it provides.

**Lance Wiggins BA (Hons) Dip UP MRTPI  
Director  
Lion Planning**

**November 2022**