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### **Planning/Heritage Statement**

Site Address:

Lime Grove,  
5 Oakham Road,  
Langham, Oakham,  
Rutland,  
LE15 7JW

**1.0 Introduction**

**1.1** The proposal seeks to obtain planning permission for:

*“extension to existing garage as a covered car-port”*

**1.2** This heritage statement has been prepared to support the application for householder planning consent within the Langham Conservation Area, under the jurisdiction of the Rutland County Council. The proposed development will be located at Lime Grove, 5 Oakham Road, Langham, Oakham, Rutland, LE15 7JW and the purpose of this statement is to assess the potential impact of the development on the character and significance of the conservation area.

**1.3** The proposed extension of the existing garage to accommodate a carport style addition within the Langham Conservation Area is presented with a deep understanding and appreciation of the area's rich heritage. This heritage statement aims to demonstrate how the proposed development aligns with the conservation objectives outlined by Rutland County Council while respecting and enhancing the character and significance of the conservation area.

**1.4** In accordance with the councils checklist, this application consists of the following:

- Application form.
- Location Plan (1:1250)
- Existing and proposed floor plans.
- Existing and proposed elevations.
- Existing and proposed block plan of the site.
- Photos of the site.
- Planning/Heritage Statement.





### **3.0 Site Description**

**3.1** The site is situated at Lime Grove, 5 Oakham Road, Langham, Oakham, Rutland, LE15 7JW. The dwelling is 4 bedroom bungalow in the Langham Conservation Area. The dwelling consists of a generous sized plot with a double garage and multiple outbuildings.

**3.2** The environment agency identifies the property falls within a flood risk zone 1.

### **4.0 Historical Context**

**4.1** Langham Parish, situated to the north of Oakham, Rutland's county town, encompasses a primarily agricultural landscape spanning approximately 1182 hectares (2920 acres). Stretching 3.4 miles from west to east and 2.3 miles from north to south, it hosts a population of slightly over 1400 residents, mainly residing in the village of Langham or within a smaller residential enclave positioned along the eastern periphery of the Parish. This enclave was formerly the site of the renowned Cottesmore Hunt's kennels.

**4.2** The entire village of Langham and part of its surrounding area is a Conservation Area. It has 40 listed buildings including St Peter and St Paul's Church of England (Gradel) and the Old Hall (Gradell). There are numerous other structures throughout Langham that are listed and also some important ancient hedgerows, bridleways and trees throughout the parish. The earliest reference to Langham was in 1398 when it had its own Manorial Court but the building of the parish church began earlier in the 13th century. The parish was part of the Gainsborough Estate until 1926. (<https://langham-pc.gov.uk/>)

**4.3** The Langham Conservation Area boasts a wealth of historical significance, characterised by its traditional architecture and vernacular building styles. The area's charm is derived from its cohesive streetscapes, historic buildings, and picturesque landscapes. As custodians of this heritage, it is imperative that any development within the conservation area be sensitive to its historical context and architectural character.

### **5.0 Proposed Development**

**5.1** The proposed extension of the existing garage to accommodate a carport style addition has been carefully designed to harmonise with the surrounding built environment. The materials, scale, and architectural detailing of the extension have been selected to complement the existing structures within the conservation area, ensuring a seamless integration with the historic fabric of Langham.

**5.2** The visual look of the proposed development will match the existing garage externally. Using the same or as close matching timber and tiles for the roof, in respect of grade and colour.

**5.3** The existing garage, while not listed, contributes to the overall character and sense of place within the Langham Conservation Area. By extending the garage to incorporate a carport style addition, the proposal seeks to enhance the functionality of the property while preserving its heritage value. The sympathetic design approach ensures that the historic context is respected, maintaining the visual coherence of the streetscape.

**5.4** The proposed development aligns with the conservation principles outlined by Rutland County Council, specifically in relation to preserving the character and appearance of the Langham Conservation Area. The extension of the garage is in keeping with the scale, form, and architectural vernacular of the surrounding buildings, demonstrating a commitment to safeguarding the area's heritage assets for future generations.

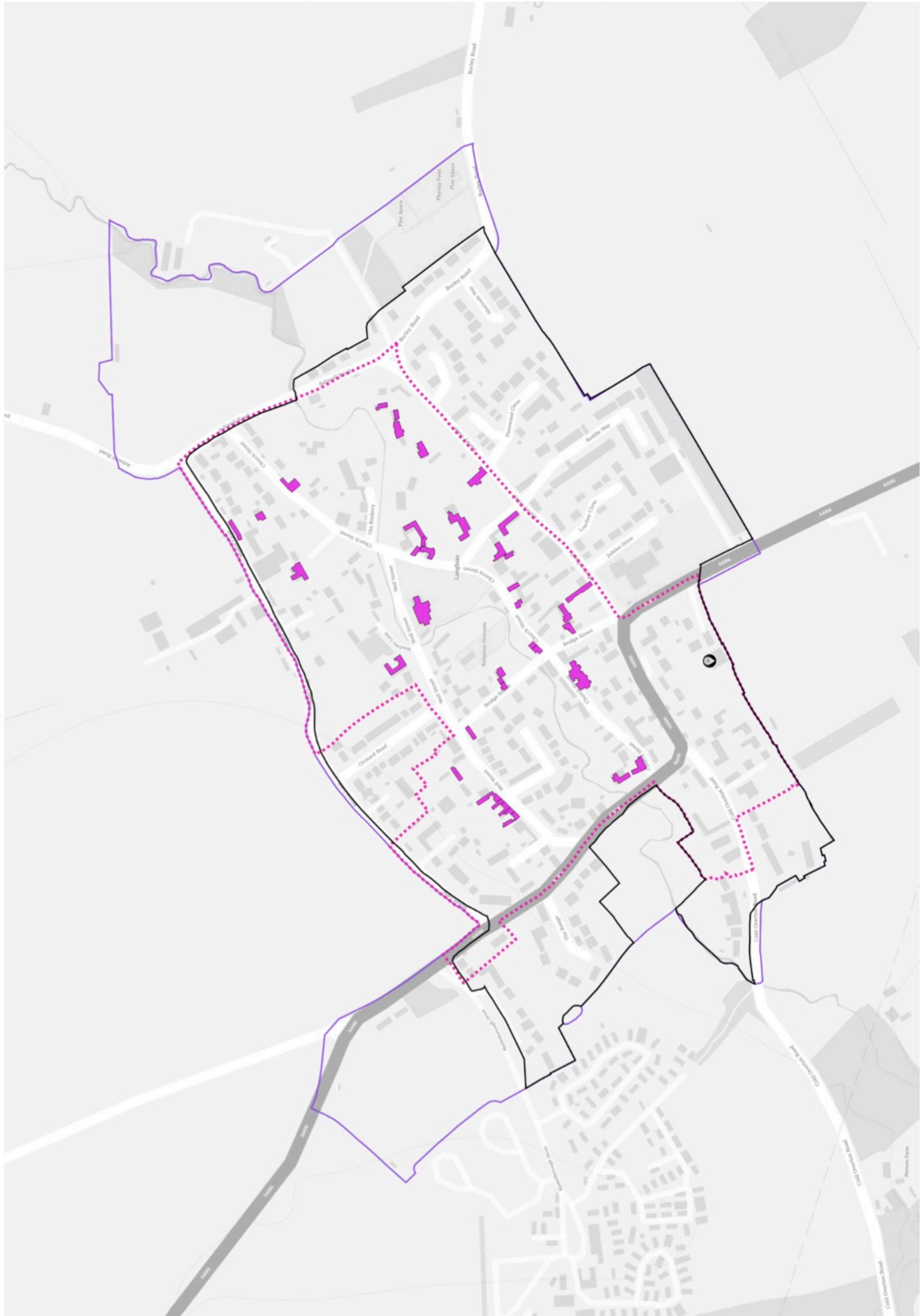
**5.5** The proposal does not involve any demolition. Therefore the need to assess for protected species such as bats should not be affected by this proposal. However please see images of the interior of the garage, a thorough visual inspection shows no sign protected species inhabiting in the garage. In addition, solar panels are proposed to the south facing roof slope of the garage.

### **6.0 Conclusion**

**6.1** In conclusion, the proposed extension of the existing garage to accommodate a carport style addition represents a thoughtful and sympathetic approach to development within the Langham Conservation Area. By adhering to the principles of conservation and respecting the area's heritage significance, the proposal seeks to enhance the property's functionality while preserving its historical character. We trust that Rutland County Council will recognise the merit of the proposal and grant approval for its implementation.



7.0 Conservation Area Map





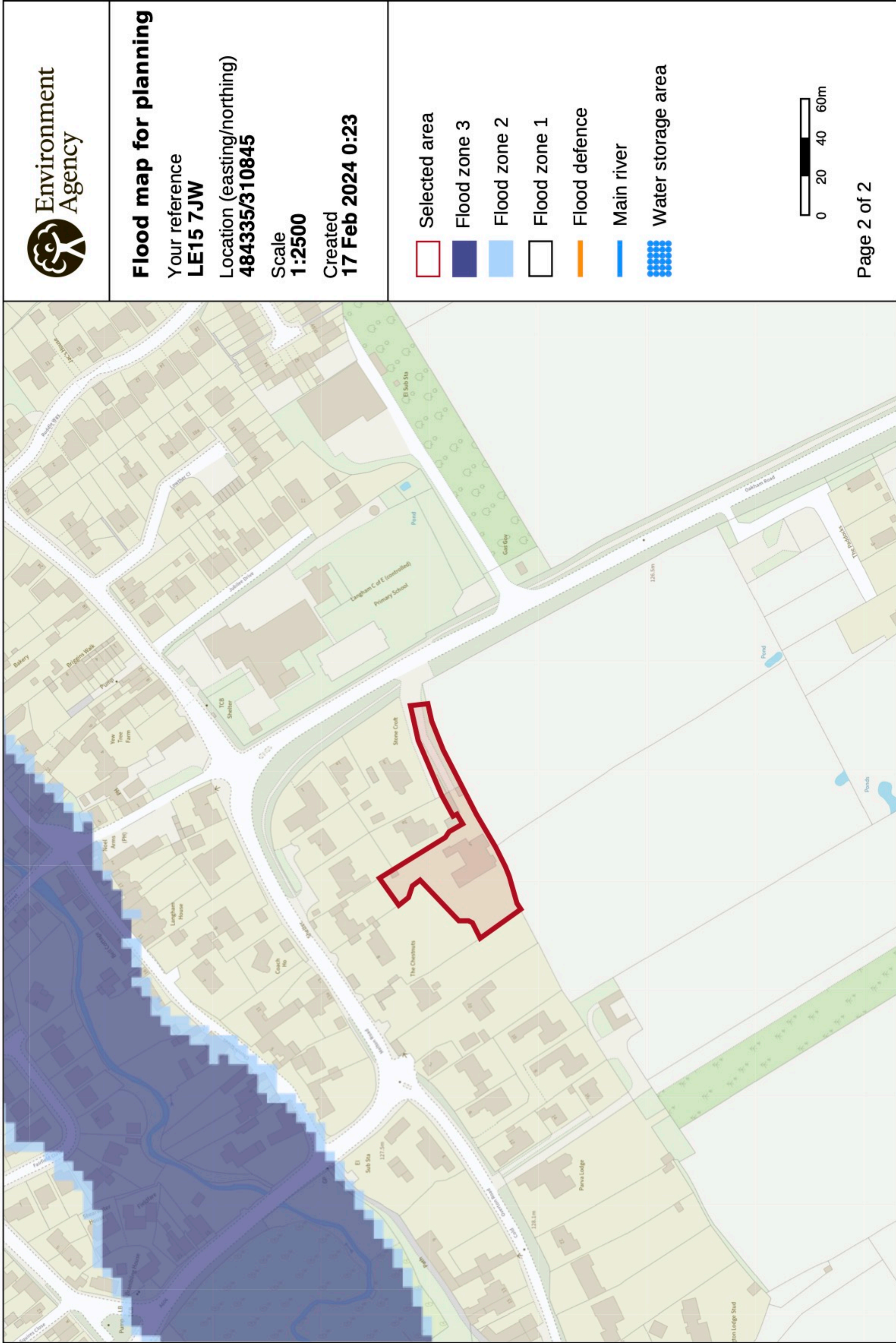
8.0 Aerial Photos











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10.0 Existing photos of garage.









