



HALFORD JONES

Architecture

HERITAGE STATEMENT

**Application address ~ Cedar Cottage, Broad St, Enderby, Leicester,
LE19 4AA**



The Enderby Village Conservation Area

The Enderby Conservation Area extends to the 'Aspects at the Plough' pub on Mill Hill to the North, the edge of the Church grounds on Leicester Lane to the East, just beyond the junction of Broad Street with Hill Walk to the South and as far as Townsend Road to the West.

The application site lies within the close proximity of both the 'Cedars' 3 and 3a of which are grade 2 listed building and is within the Enderby Conservation Area and are subject to its rules and regulations. Access to the site is shared with the Cedars. Cars circulate on a one-way system which begins at the High Street, runs down Cross Street and enters Broad street, opposite the old Barclays bank, before going past the application site and rejoining Hall Walk at a "T" junction.

Compliance with the Structure Plan, Local Plan and Conservation Area Policies.

We believe the **proposal is in accordance** with Environment Policy 2 of the Leicestershire Structure Plan which states:

'Measures will be taken to identify, protect, preserve and enhance areas, sites and buildings of historic, architectural or archaeological importance. Development within Conservation Areas will be required to preserve and enhance the area.'

We believe the **proposal is in accordance** with the following Local Plan Policies:

CE3-This states applications for Planning permission for development which also involves the demolition or part demolition of a listed building will only be granted where:

- (1) Sufficient evidence has been provided to demonstrate that the building is impractical to repair and;
- (2) Sufficient evidence has been provided to demonstrate that the building cannot continue in its present use and no suitable alternative is viable.

CE11- This states Planning Permission will only be granted for an extension to an existing building within a conservation area where it complies with the following criteria:

- (1) The design is of a high end and;
- (2) The proposal is sympathetic to the traditional character of the area and;
- (3) The proposal respects the scale, height, massing, patterns of frontages, materials, roofscapes and architectural detailing of its historic surroundings.

The design we believe is of a high standard and is sympathetic to the traditional character of Enderby village.

The scale of the extension is appropriate and will blend into the existing house by incorporating bricks that will be painted white to match existing.

The roof will be finished in black EPDM single ply membrane.