
HERITAGE STATEMENT

Erection of a Replacement Dwelling at no. 10, Moor Lane, Bunny

Prepared by Stephen Bradwell, MA MRTPI IHBC
Date: January 2024

Trigpoint Conservation & Planning Ltd

6 Guildford Way, Loughborough, Leics LE11 3SE

t: 01509 828288

m: 07941 809921

www.trigpointcp.co.uk



RTPI
Chartered Town Planner

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Stephen Bradwell, MA MRTPI IHBC, to inform and support a planning application for the erection of a replacement dwelling at no. 10, Moor Lane in Bunny following the demolition of the existing dwelling.
- 1.2 Paragraph 200 of the National Planning Policy Framework (NPPF) requires applicants to provide an assessment of the impact of new development on the significance of heritage assets that is *'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.
- 1.3 To provide a sound basis for an assessment of these proposals this statement seeks to identify any designated heritage assets within the vicinity of the application site and to consider the potential impact of these proposals on their setting and significance, having regard to the statutory duties and other relevant national and local planning policies.
- 1.4 This statement should also be read in conjunction with the Planning/Design & Access Statement produced by IBA Planning Ltd and plans produced by DL Design Studio which together illustrate the location, design, scale and appearance of the proposed development. In addition, an Arboricultural Assessment has been also prepared by FPCR.

2.0 METHODOLOGY

- 2.1 The following sources of information have been used to identify the designated heritage assets within the locality:
- relevant designation records were obtained from Historic England's *Heritage List for England*;
 - the Nottinghamshire Historic Environment Record (HER) was accessed via the Heritage Gateway;
 - information on conservation areas was obtained from Rushcliffe Borough Council's web site.
- 2.2 In addition a site visit was undertaken on 4 January 2024 to survey the application site and its relationship to the designated heritage assets within its vicinity.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 A detailed description of the proposed development is contained in the Planning/Design

& Access Statement, but in summary these proposals are intended to bring forward a high quality, residential development with the erection of a new two storey detached dwelling with an attached double garage following the demolition of the existing two storey detached house.

- 3.2 The proposed dwelling is to be served by the existing access to Moor Lane that runs alongside a range of single storey outbuildings at the rear of the Old Vicarage and the proposed dwelling has been carefully sited so as to retain the existing tree planting along the eastern boundary of the site.

4.0 THE SITE & SURROUNDING AREA

- 4.1 Bunny is a relatively small settlement centred around St Mary's Church and situated primarily to the west of the A60, the main road linking Nottingham with Loughborough. The land to the east of the A60 being historically occupied by Bunny Hall and its extensive parkland.

- 4.2 The application site is presently occupied by a late 20th century, two storey detached house situated on a large plot behind the established frontage development along the east side of Moor Lane and served by an existing access from Moor Lane between the neighbouring properties (see Photos 1 - 3). The site is bounded on three sides by neighbouring residential properties, in particular the Old Vicarage to the south-west of the site is Grade II listed (see para. 5.1 below) (see Photo 5) and nos. 12 & 14, Moor Lane to the west of the site are included on the HER (see para. 5.8 below) (see Photo 6).

- 4.3 Given its rather secluded location, relative recent age and overall design and appearance the existing property is of no particular historic or architectural interest and makes no contribution to the character or appearance of the Conservation Area.

5.0 SUMMARY OF LOCAL DESIGNATED HERITAGE ASSETS

Listed Buildings

- 5.1 Whilst there are no listed buildings within the application site, there are a number of listed buildings within its vicinity, and these include:
- the Old Vicarage, a Grade II listed building, lies to the south of the application site (HER ref. M10321). This property is described in the list description as an early 18th

century vicarage, now a house, designed by and built for Sir Thomas Parkyns of Bunny Hall with later 19th and 20th century alterations.

- the Grade I listed Church of Mary and adjoining wall on Church Street lie some 130m to the south of the site (HER ref. M40). The Church is described in the list description as dating to the 14th, 15th and 18th centuries, being restored in 1718 for Sir Thomas Parkyns.

5.2 Other listed buildings within the wider vicinity of the application site include:

- The Grange, a Grade II listed building, lies some 90m to the south-west of the site at the junction of Moor Lane with Moor View (HER ref. M10320); described as a mid-18th century house with an 1843 extension.
- The White House and adjoining barn, a Grade II listed building, lie some 90m to the south of the site on Church Street (HER ref. M10311); described as a house with an adjoining barn, dated to 1686.
- The Parish Rooms, a Grade II listed building, lie some 125m to the south-east of the site on Church Street (Grade II listed) (HER ref. M10312); described as a school, now parish rooms, c.1875.
- The Old School incorporating schoolhouse and almshouses, a Grade II* listed building, lie some 140m to the south-east of the site on Loughborough Road (HER ref. M16); described as a school, schoolhouse and almshouses, now two flats and meeting rooms, designed by and built for Sir Thomas Parkyns, c.1700.
- No. 15 and adjoining cottage, Church Street, a Grade II listed building, lie some 130m to the south-east of the site on Church Street (HER ref. M10323); described as early 18th & 20th century cottages designed by and built for Sir Thomas Parkyns.

Scheduled Monuments and Historic Parks and Gardens

5.3 There are no scheduled monuments or Registered Historic Parks and Gardens within the vicinity of the site.

Bunny Conservation Area

5.4 The site lies within the Bunny Conservation Area (designated in 1976) and the Conservation Area Appraisal (CAA) describes the key elements that contribute to its special architectural and historic interest and its overall significance. The CAA recognises that a key characteristic of the Conservation Area is its mixed rural and suburban character in terms of architecture, landscape and boundary treatments. The application

site also falls within the Moor Lane Character Area, defined by the CAA as an area characterised by *'detached and semi-detached dwellings of varying age and character and the mid 20th century village school buildings give the area a suburban feel'*.

- 5.5 The CAA also observes that the Church and surrounding listed buildings are key focal points in the village, with important views towards the churchyard from Loughborough Road, and it also identifies a number of significant areas of open space. These are identified on the Townscape Appraisal Map within the CAA.
- 5.6 Although the application site is not specifically identified on the Townscape Appraisal Map, it highlights a wooded area that extends northwards along the eastern boundary of the site with an area of *'positive open space'* to the east of the application site.
- 5.7 The CAA also notes that the traditional building materials within the Conservation Area include red/orange bricks and clay pantiles with various examples of slate and some plain clay tiles and it also shows several examples of traditional houses within the Conservation Area that have distinctly linear plan forms and plain gables.

Nottinghamshire Historic Environment Record

- 5.8 Whilst not listed no. 12, Moor Lane (Manor Cottage)¹ and the adjacent former barn (no. 14, Moor Lane) to the west of the site are recorded by the HER (HER refs. M16511 & M16876 respectively).

6.0 PLANNING POLICY CONTEXT

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.1 In summary this Act requires Councils when determining applications to have special regard to the desirability of preserving a listed building or its setting (section 66) and to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

The Development Plan

- 6.2 The Development Plan for this area comprises the adopted Rushcliffe Local Plan Part 1: Core Strategy, adopted in December 2014, and the Local Plan Part 2: Land and Planning

¹ No. 12, Moor Lane is also identified on the Townscape Appraisal Map as a key unlisted building in the Conservation Area.

Policies, adopted in October 2019.

Local Plan Part 1: Core Strategy (LLP1)

6.3 The most relevant LLP1 policies relating to the historic environment are considered to be:

- Policy 11 *Historic Environment*: this policy seeks amongst other things to support development proposals ‘*where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance.*
- Policy 10 *Design and Enhancing Local Identity*: this policy notes that amongst other things new development will be assessed in terms of it's the setting of heritage assets, and it expects new development to be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.

Local Plan Part 2: Land and Planning Policies (LLP2)

6.4 The most relevant LLP2 policies relating to the historic environment are considered to be:

- Policy 28 *Conserving and Enhancing Heritage Assets*: amongst other things this policy notes that proposals affecting a heritage asset and/or its setting will be considered against a number of detailed criteria including:
 - the significance of the asset;
 - whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;
 - whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail; and
 - whether the proposals would respect the asset’s relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks.

Policy 28 also confirms that in determining proposals affecting heritage assets consideration will be given as to whether the proposals ‘*bring public benefits which decisively outweigh any harm arising from the proposals*’.

National Planning Policy Framework (revised December 2023)

6.5 The NPPF is also an important material consideration in the determination of this

application, and it expects heritage assets to be conserved in a manner appropriate to their significance [para. 195]. ‘Significance’ is defined by Annex 2 of the NPPF and it makes clear that the heritage interest of an asset may be derived from its archaeological, architectural, artistic or historic interest and also from its setting, where setting is defined as ‘*the surroundings in which a heritage asset is experienced*’, recognising that ‘*elements of a setting may make a positive or negative contribution to the significance of an asset...or may be neutral...*’.

- 6.6 Paragraph 205 notes 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 it recognises that the significance of a designated heritage asset can be harmed or lost through alteration or destruction of the asset or by development within its setting [para. 206].
- 6.7 Paragraph 206 also makes clear that any harm to the significance of a designated heritage asset requires a clear and convincing justification. Recent case law² has acknowledged that in addition to ‘*no harm*’, the NPPF also distinguishes between two levels of harm to designated heritage assets, namely *substantial* and *less than substantial*. Paragraph 206 then advises that substantial harm to designated heritage assets of the highest significance (such as scheduled monuments and Grade I & II* listed buildings) should be considered as wholly exceptional, and substantial harm to the significance of Grade II listed buildings or a conservation area should be considered exceptional. The accompanying Planning Practice Guidance makes clear however that the test for ‘substantial harm’ is a high one that is not expected to occur in many cases.
- 6.8 Where it is considered that a development proposal may lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal [para. 208].
- 6.9 The NPPF also encourages local planning authorities to look for development opportunities in conservation areas [para. 212], accepting that not all elements of a conservation area will necessarily contribute to its significance [para. 213]. Although it also advises that the loss of a building or other element which makes a positive contribution to the significance of a conservation area should be treated either as

² *James Hall and Company v City of Bradford* [2019] EWHC 2899 (Admin)

substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area [para. 213]³.

Other Material Guidance

Planning Practice Guidance (PPG)

- 6.10 The PPG provides further guidance on development within the historic environment and it acknowledges that conservation is an active process of maintenance and managing change (Paragraph: 002 Reference ID: 18a-002-20190723 Revision date: 23 07 2019).
- 6.11 The PPG repeats the guidance in the NPPF that significance is derived from the heritage asset's physical presence and also from its setting, and it recognises that whilst the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development, it can also be influenced by other factors such as the historic relationship between places (see Paragraph: 013 Reference ID: 18a-013-20190723, Revision date: 23 07 2019).
- 6.12 The PPG also acknowledges that being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (see Paragraph: 007, Reference ID: 18a-007-20190723, Revision date: 23 07 2019).

Historic England Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (GPA2) (2015)

- 6.13 GPA2, which is consistent with the objectives of the NPPF, recognises the importance of understanding the significance of any affected heritage asset and the contribution of its setting to its significance (para. 7). It also stresses the importance of understanding the nature and extent of the significance of any affected heritage asset and also the level of the significance as it provides the essential guide as to how policies should be applied (paras. 8 - 10).

³ It should be noted that when considering whether there is harm to a conservation area, case law (South Oxfordshire DC v SOS & J Donaldson (1991)) has established that proposals must be judged according to their effect on a conservation area as a whole.

Historic England: Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets (published December 2017) (GPA3)

- 6.14 GPA3, which is consistent with the objectives of the NPPF, provides guidance on the management of change within the setting of heritage assets, and it recognises that *'elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (text box, page 2). It also recognises that whilst setting is often expressed by reference to visual considerations, it can also be influenced by other factors, such as environmental factors or the historic relationship between places (text box, page (text box, page 2)⁴.
- 6.15 It does however recognise that views can contribute to understanding the significance of a heritage asset, such as where the composition within the view was a fundamental aspect of the design or function of the heritage asset (para. 11) and it notes that church towers and spires are often widely visible across landscapes, but they are unlikely to be affected by small-scale development, unless that development competes with them or impacts on a designed or associative view (text box, page 7).
- 6.16 GPA3 also makes clear that setting is not itself a heritage asset, its importance lies in what it contributes to the significance of the heritage asset (para. 9).
- 6.17 Para. 19 of GPA3 also makes clear that amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England's advice therefore recommends a systematic and staged approach to the assessment of setting, namely:
- (i) identify which heritage assets and their settings are affected;
 - (ii) assess whether, how and to what degree these settings make a contribution to the

⁴ Whilst both GPA3 and the PPG make clear that the setting of heritage assets can be influenced by visual considerations as well as by other factors including associative relationships, when considering visual impacts case law has determined that for a proposed development to affect the setting of a listed building *'there must be a distinct visual relationship of some kind between the two - a visual relationship which is more than remote or ephemeral, and which in some way bears on one's experience of the listed building in its surrounding landscape or townscape'* (see *R (Williams) v Powys County Council* [2017] EWCA Civ 427 (paragraph 56) (17 June 2017) and repeated in *Steer v Secretary of State for Communities and Local Government, Catesby Estates Limited, Amber Valley Borough Council* [2018] EWCA Civ 1697(paragraph 25) (18 July 2018)).

significance of the heritage asset(s);

(iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance;

(iv) explore the way to maximise enhancement and avoid or minimise harm;

(v) make and document the decision and monitor outcomes.

- 6.18 This statement therefore follows steps (i) and (ii) to identify the local heritage assets and their settings, and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).

7.0 ASSESSMENT OF THE POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT ON LOCAL HERITAGE ASSETS

- 7.1 Having regard to the site's context the main heritage issues raised by this proposal would appear to be the potential impact of the proposed dwelling on the character and appearance of the Bunny Conservation Area and on the setting of the listed buildings in its vicinity.

Impact on the Character and Appearance of the Bunny Conservation Area

- 7.2 The Conservation Area has been designated due to the special architectural and historic interest of the village, and this interest primarily derives from the surviving historic settlement pattern and the quality and character of its historic buildings. The Conservation Area encompasses the majority of the built-up area of the village, and as the CAA identifies it consists of five distinct character areas, with the application site falling within the Moor Lane Character Area, which generally extends from the Old Vicarage and The Grange westwards along Moor Lane, with a small eastward limb that extends over the school.
- 7.3 Notwithstanding the Conservation Area designation, the NPPF, whilst seeking to protect elements of the Conservation Area that make a positive contribution to its significance, encourages local planning authorities to look for new development opportunities, and also to promote new development that makes a positive contribution to the area's local character and distinctiveness.

Demolition

- 7.4 The existing house which is proposed to be demolished is a relatively recent addition to

the Conservation Area and it makes little contribution to the Area's character and appearance or its overall significance. The site is not particularly prominent within the Conservation Area, being set behind the existing frontage properties along Moor Lane, and is of no particular historic or architectural interest (see Photos 1 & 2). It is therefore considered that the demolition of this property will not harm the character or appearance of the Conservation Area or its significance, and therefore there should be no objection to its demolition.

New Build Development

7.5 To replace the existing house, it is proposed to erect a detached two storey dwelling with an attached double garage that is to be built on an east-west alignment, in contrast to the north-south alignment of the existing property, and to reflect the prevailing style and appearance of the more historic houses in the village, the proposed development adopts a distinctly linear plan form that reflects the plan form of the more historic houses as illustrated in the CAA. The proposed dwelling also includes plain gables and makes use of traditional building materials. It is therefore considered that the proposed dwelling, reflecting the style and appearance of the more traditional properties within wider the Conservation Area, is an appropriate form of development within the Moor Lane Character Area, which is recognised by the CAA to be characterised by '*detached and semi-detached dwellings of varying age and character*'.

7.6 Furthermore, the proposed dwelling will not be a particularly prominent element in the street scene, being well screened by the frontage properties along Moor Lane and will have no impact on the key views identified in the CAA. There is however likely to be some glimpsed incidental views of the proposed dwelling from Moor Lane, through the open gap between nos. 12 & 14, Moor Lane and nos. 14 & 14A, Moor Lane for example (see Photos 6 & 7) and from Church Street across the entrance to the school (see Photo 8), although any views of the proposed dwelling will be seen in the context of the intervening houses and will be filtered through the existing trees. The opportunity to glimpse sight of the proposed dwelling in these views will not harm the overall appearance of the Conservation Area.

Trees

7.7 The CAA has also identified a wooded area that runs along the eastern boundary of the site as making a positive contribution to the Conservation Area. Therefore, an

arboricultural survey has been undertaken to assess the potential impact of the proposed development on the site. The survey has indicated that the tree cover, consisting of twelve individual trees and two groups of trees, is restricted to the boundaries of the site and is of moderate or low quality from an arboricultural perspective. The survey also identified several fruit trees within the site.

- 7.8 The survey has then concluded that by careful design the proposed development has allowed for the retention of the existing tree cover. These trees will therefore continue to make an important contribution to the amenity of the Conservation Area, preserving its character and appearance.

Summary

- 7.9 Therefore for the purposes of assessing the impact of these proposals in the context of paragraph 213 of the NPPF, the contribution of this site to the Area's character and appearance and its overall significance is best described as neutral, and the replacement of the existing house with the proposed development will preserve the established character and appearance of the Conservation Area and its overall significance, providing an opportunity for a new development that will make a positive contribution to its local character and distinctiveness.

Impact on the Setting of Listed Buildings within the Village

- 7.10 The NPPF also recognises that the significance of a heritage asset, such as a listed building, can be lost through development within its setting [para. 206], and therefore consideration also needs to be given to the potential impact of the proposed development on the setting of the listed buildings within its vicinity (see paras 5.1 & 5.2 above).

The Old Vicarage

- 7.11 The nearest listed building to the application is the Old Vicarage. This property lies to the south of the application site and as a result of its Grade II listing it has a degree of heritage significance that derives from its archaeological interest (as a house built to reflect the social and economic status of the property and its occupants providing evidence of past human activity) and its architectural interest (its overall age, built fabric and polite architectural style, which is particularly in evidence on its principal south-facing elevation).

- 7.12 Whilst the proposed development will have no direct impact on the Old Vicarage, its significance can also be informed by the surroundings in which it can be experienced (its setting).
- 7.13 The Old Vicarage is built at 90° to Moor Lane, with its principal elevation facing south over a large garden that is largely screened by a 2m high boundary wall that runs along the back of the pavement to Moor Lane (see Photos 5 & 9). It is evident from its overall design and historic room layout that the Old Vicarage was designed to be seen from and to look out over its front garden, taking advantage of its southerly aspect towards the church, and these views are important contribution to its overall setting and significance. As GPA3 recognises, views such as these, that are a fundamental aspect of the design or function of the heritage asset, can contribute more to understanding its significance (see para. 6.15 above).
- 7.14 In addition, the principal south-facing elevation of the Old Vicarage provides a visual link to the Church with a gated access from the southern end of the garden onto Church Street directly opposite the Church providing a physical link. These together reinforce the historic associations between these two buildings making an important contribution to their overall setting and significance.
- 7.15 In contrast the rear elevation of the Old Vicarage, which contains the domestic services and staircase, is of lesser significance being relatively plain in terms of its design and overall appearance, with evidence of later alterations, and it does not appear to have been designed to be seen (see Photos 10 & 11). The rear elevation is also screened by a range of single storey outbuildings, the backs of which run alongside the access to the application site and provide a strong visual and physical barrier between it and the Old Vicarage (see Photos 4 & 11).
- 7.16 Given its siting to the north-east of the Old Vicarage the new dwelling is likely to be seen in context with the rear elevation and outbuildings, but it will have no greater impact on the wider setting of the Old Vicarage than the existing dwelling. More importantly the proposed dwelling will not encroach into any of the key views of the Old Vicarage, particularly those from or towards its main front (south-facing) elevation, or diminish its historic association with the Church. Therefore, given that any visual relationship between the proposed development and the Old Vicarage is unlikely to be anything more

than remote, it is my professional opinion that the proposed development will not harm the setting of this Grade II listed building.

St Mary's Church

- 7.17 The Grade I listed St Mary's Church is a listed building of highest significance that lies to the south of the application site on the south side of Church Street. As a result of its listing the Church is considered to have a high degree of heritage significance relating to its archaeological and architectural interest, primarily relating to its historic fabric and architectural detailing, particularly as it is a Medieval parish church that provides evidence of past human activity, and also its historic interest, as the focus for spiritual and communal activity within the village.
- 7.18 Whilst the proposed development will have no direct impact on the Church, its significance can also be informed by the surroundings in which it can be experienced (its setting). The overall setting for the Church is provided by its relatively open situation with important views both from and towards the Church from Loughborough Road, with the Church spire being a prominent landmark within the village (see Photo 12). In addition, the significance of the Church is also informed by its close associations with the neighbouring listed buildings, such as the Old Vicarage, Bunny Hall, the old school and the parish rooms (see Photo 15).
- 7.19 Given its relative distance from the Church, together with the screening provided by the intervening properties off Moor Lane (the Old Vicarage) and Church Street (the White House), the proposed dwelling will not affect any of the key views or associations with neighbouring listed buildings that contribute positively to the setting and overall significance of the Church, or diminish its position as a local landmark within the village, particularly as GPA3 recognises that church towers and spires are unlikely to be affected by small-scale development (see para. 6.15 above).
- 7.20 The lack of any visual or other associations between the application site and the Church would indicate that its contribution to the significance of the Church may be best regarded as 'neutral', and given that there is no distinct visual relationship between the proposed development and the Church it is my professional opinion therefore that it will not harm the setting of this Grade I listed Church.

Other Listed Buildings within the Vicinity of the Application Site

- 7.21 As also noted above there are a number of other listed buildings within the wider vicinity of the application site (see para. 5.2 above) (see Photos 13 – 16). These listed buildings are well integrated into the existing settlement framework, such that their setting relates primarily to their visual presence within the immediate street scene and their relative proximity to the Church and Bunny Hall.
- 7.22 Due to their relative distance and physical separation from the application site, the proposed dwelling will not be seen in the context of these listed buildings and therefore given the absence of a distinct visual relationship between these listed buildings it seems reasonable to conclude that the proposed dwelling will not harm the setting of these listed buildings or their respective significance.

8.0 CONCLUSIONS

- 8.1 The PPG recognises that conservation is an active process of managing change and that heritage assets may be affected by direct physical change or by change in their setting. It also makes clear the importance of understanding the nature, extent and importance of the significance of a heritage asset in order to assess the potential impact and acceptability of development proposals.
- 8.2 This Heritage Statement provides an assessment of the potential impact of the proposed development on the character and appearance of the Bunny Conservation Area and on the setting of the listed buildings in its vicinity, particularly the Grade II listed Old Vicarage and the Grade I listed Church of Mary in the light of the relevant planning policies for the historic environment and the statutory duties.
- 8.3 This assessment has shown, for the reasons set out above, that given the enclosed nature of the application site and the considered approach to the overall design and appearance of the proposed dwelling, that significantly improves on the rather undistinguished existing dwelling, these proposals will not harm the character or appearance of the designated Conservation Area and it will not harm the setting or overall significance of the neighbouring listed buildings.
- 8.4 Consequently for the purposes of these designated heritage assets this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and

the objectives of the local and national planning policies that seek to protect the setting and significance of listed buildings and the character and appearance of the Conservation Area.

STEPHEN BRADWELL, MA MRTPI IHBC

10 January 2024

Photo 1: General view of the front elevation of the existing property



Photo 2: General view of the rear elevation of the existing property

Photo 3: General view into the application site looking from Moor Lane



Photo 4: General view from the rear of the application site looking towards Moor Lane with the outbuildings at the rear of the Old Vicarage to the left of the view



Photo 5: General view looking northwards along Moor Lane alongside the Old Vicarage



Photo 6: General view looking southwards along Moor Lane towards nos 12 & 14, Moor Lane with the existing house in the background

Photo 6: General view looking between nos 12 & 14, Moor Lane with a glimpsed view of the existing house in the background



Photo 7: General view looking between nos 14 & 14A, Moor Lane with a glimpsed view of the existing house in the background

Photo 8: General view looking from Main Street with a glimpsed view of the existing house in the background



Photo 9: View of the front elevation of the Old Vicarage



Photo 10: View of the side and rear elevation of the Old Vicarage from Moor Lane

Photo 11: View of the rear elevation of the Old Vicarage and the range of single storey outbuildings



Photo 12: View of the St Mary's Church from Church Street



Photo 13: View of the front elevation of The Grange from Moor Lane

Photo 14: View of the White House on Church Street



Photo 15: View of the Parish Rooms on Church Street and the former school on Loughborough Road



Photo 16: View of the no. 15 and adjoining cottage on Loughborough Road