

# **BREEDON ON THE HILL CONSERVATION AREA APPRAISAL AND STUDY**

**This version of the Appraisal/Study document has been prepared for publication on the Internet. The document does not include the plates (photographs) referred to in the text and Map 1 and Map 2 are provided as separate documents. The full document may be inspected during normal office hours at the Planning and Environment Division reception at the Council Offices in Coalville. Copies of the document may also be purchased from the Council Offices.**

**APRIL 2001**



## **PREFACE**

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Conservation Areas are kept under review (Section 69(2)) and that local planning authorities in exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Having regard to these requirements and the advice contained in the English Heritage guidance notes 'Conservation Area Practice' and 'Conservation Area Appraisals', the District Council produced a draft Appraisal/Study of the Breedon on the Hill Conservation Area in November 2000. The draft document included proposed alterations to the boundaries of the designated Conservation Area (of September 1992).

The draft document was the subject of consultation and publicity over a seven week period between 20 November 2000 and 8 January 2001. Having considered the various representations and recommended amendments the District Council's Executive Board of 3 April 2001 resolved the following :-

- (1) to approve alterations to the boundaries of the Conservation Area as outlined in the Executive Board report.
- (2) that subject to the amendments outlined in the Executive Board Report the Conservation Area Appraisal/Study document be adopted as supplementary planning guidance to the policies of the North West Leicestershire Local Plan.

As supplementary planning guidance the Conservation Area Appraisal/Study document whilst not having the same status as an adopted plan policy may be taken into account as a material consideration in the determination of planning applications.

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## 1. INTRODUCTION

1.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Breedon On The Hill Conservation Area was originally designated by North West Leicestershire District Council in September 1992. In April 2001 the Conservation Area boundaries were revised by District Council and the existing designated boundaries are shown on Map 1.

1.2 This Appraisal/Study document aims to fulfil two key roles. The Appraisal outlines the historical development of the settlement and defines the special interest, character and appearance of the built and natural environment within and surrounding the existing Conservation Area boundaries. The Study identifies future opportunities for the preservation and enhancement of the Area. (The numbers **in bold** in the text refer to an associated plate/photograph).

## **2. LOCATION, POPULATION AND TOPOGRAPHY OF BREEDON ON THE HILL**

2.1 Breedon on the Hill is a village with a population of 623 people\* situated in the north western part of Leicestershire, close to the boundary with Derbyshire. The village is located some 6.5 km to the south-west of Castle Donington and some 8 km to the north-east of Ashby de la Zouch. Breedon is situated within its own parish, which also includes the much smaller settlements of Wilson (161 people\*) and Tonge (177 people\*). The Parish previously also included Staunton Harold and Worthington (Nichols, 1804, p685).

2.2 Breedon on the Hill is situated on the C8212 (Main Street/Ashby Road), which was formerly the Nottingham to Tamworth Turnpike road of 1760 (and later the A453). The village occupies a position on the southern slope of the hill - a magnesium limestone outcrop - from which it takes the second part of its name. The Parish Church of St. Mary and St. Hardulph occupies the summit of Breedon Hill (some 125m above sea level) and dominates the surrounding landscape. The Church is reached from the village centre by road via a single width access track off Melbourne Lane and by foot via two public rights of way running northwards from Hollow Road.

2.3 Within the village, a brook flows eastwards to the south of properties on Main Street (between its junctions with The Green and Worthington Lane). The brook was formerly open as it crossed The Green, although it is now culverted.

\* Mid-1998 Estimate - Source : Leicestershire County Council



### **3. ORIGINS AND HISTORICAL DEVELOPMENT OF BREEDON ON THE HILL**

3.1 Breedon Hill was the site of a hill-fort during the Iron Age period (Pevsner and Williamson, 1992, p113). The Bulwarks - remaining earthworks comprising a single bank and ditch around the hill site - suggest that a large settlement was enclosed in the third/fourth century BC and continued in occupation into the Roman period (Pevsner and Williamson, 1992, p113). Between 675 and 691 AD, a monastic church was founded on the Hill from Medeshamstede (Peterborough) and it is believed that it was destroyed by the Danes at the close of the ninth century, although there is no specific evidence (Millward, 1985, p31; Pevsner and Williamson, 1992, p110). The monastery may have received a new lease of life a century before the Norman Conquest as part of Aethelwold's monastic reforms and in the early part of twelfth century a new foundation took place of an Augustinian Priory at the site (Pevsner and Williamson, 1992, p110).

3.2 At the dissolution of the monastic house in 1535, the Church was sold by the Crown to the Shirley Family of Staunton Harold Hall; later the Earls Ferrers (Wain, 1965, p4). Much of the Priory was demolished and all that remains is the choir and the north and south aisles of the church and its once central tower (Wain, 1965, p4). The Shirleys used the north aisle as a private chapel and gave over the remaining parts of the building to be used as the church for the Parish of Breedon (Pevsner and Williamson, 1992, p110). The north aisle was handed over to the Church Authorities by the Earls Ferrers in 1959 (Wain, 1965, p4).

**Plate 1 : Church of St. Mary and St. Hardulph, Breedon Hill**

- 3.3 The village, which may have been originally established to serve the monastic site, developed with a predominantly agricultural based economy until the second half of the twentieth century. The lands of the Parish were enclosed in 1759 and 1802 (White, 1846, p329). Prior to these enclosures the lands around the village were divided into four large fields; Wood Field to the north of the village, Nether Field to the east, Dam Field to the south and Great Field to the west (Hartley, 1984, p29). These fields were divided into strips and would have been cultivated on a rotational basis. The physical remains of the ridge and furrow field patterns created by this medieval agricultural land use are visible to the south of the village and along the north-western side of Ashby Road (adjacent to Breedon Priory Nurseries).

- 3.4 The limestone outcrop at Breedon was exploited for mineral resources as early as the thirteenth century and by the turn of the nineteenth century, Breedon Quarry had been established under the ownership of the Earl of Stamford to the north-east of the village (Nichols, 1804, p686; Palmer and Neaverson, 1992, p114). In the twentieth century the rapid expansion of the quarry northwards removed much of the eastern side of the earthworks forming The Bulwarks.
- 3.5 In the middle of the nineteenth century, the Earl of Stamford and Warrington as Lord of the Manor held much of the land in the Parish and in 1834 had paid for the construction of the Free School (now 'The Old School House') off Hollow Road (White, 1846, pp328-9). The Curzon family of Breedon Hall **(2)** were also important landowners in the Parish (White, 1846, p329).
- 3.6 In the twentieth century, particularly following the Second World War, agricultural uses declined as the settlement increasingly acquired a dormitory role. On Cross Street, infill housing development was undertaken on former farm sites - at Stud Farm Close and Hillside Court - leading to an increasingly compact development form. Also within the historic core a number of buildings have been converted from their original uses into residential use, including a former Smithy (No. 7 Worthington Lane), the former Wesleyan Methodist Chapel (No. 2 Main Street **(3)**) and the former Free School ('The Old School House', No. 3 Hollow Road). The former outbuildings to Breedon Hall have been converted into dwellings (Curzon House/Chestnut Close). The Hall itself is now in use as offices and the former Limekilns Public House has been converted into a business centre. The settlement was expanded southwards in the post war period with the development of The Crescent, Hastings Close, The Dovecote and Saxon Close.

**Plate 2 : Breedon Hall, off Main Street**

**Plate 3 : No. 2 Main Street (former Wesleyan Methodist Chapel)**

#### **4. FACTORS CONTRIBUTING POSITIVELY TOWARDS THE CHARACTER OF THE CONSERVATION AREA**

##### **Character Statement**

- 4.1 Buildings within the village are largely two storey in height with some more dominant three storey properties interspersed. Buildings are predominantly constructed of red brickwork **(4)**; although a number of properties have subsequently had a cement based render applied to their facades. A small number of properties are constructed of local limestone rubble **(5)**.
- 4.2 For the most part buildings constructed in the settlement are located up to the back edge of the pavement or road. The principal exception is Breedon Hall, which with its outbuildings **(6)**, is set back from Main Street in a large wooded plot. Modern buildings in the Area are typically set back from the highway with front garden areas. The development of Rectory Close, Hillside Court and Stud Farm Close introduced cul-de-sacs into the established street pattern.
- 4.3 The non-residential buildings within the Conservation Area include The Hollybush Inn on Melbourne Lane along with a butchers/village shop (Fishers), The Three Horse Shoes Public House, The Limekilns Business Centre **(7)** and Brookside Caravans; all on Main Street. The Village Post Office is situated outside the Area adjacent to the vehicular entrance to Breedon Quarry, off Main Street.
- 4.4 The elements considered to make a positive contribution to the character of the Conservation Area are shown on Map 2.

**Plate 4 : Lime Farmhouse, No. 22 Main Street**

**Plate 5 : Nos. 10/12 The Green**

**Plate 6 : Former Stables (now Curzon House), Breedon Hall**

**Plate 7 : Former Limekilns Public House, No. 24 Main Street (now offices)**

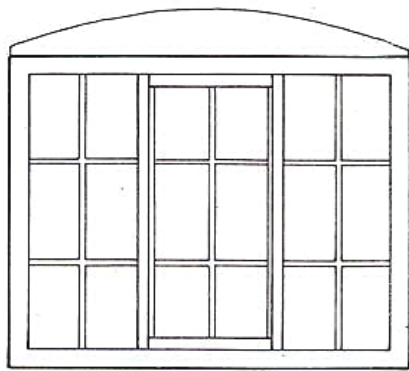


## **Building Materials and Local Details**

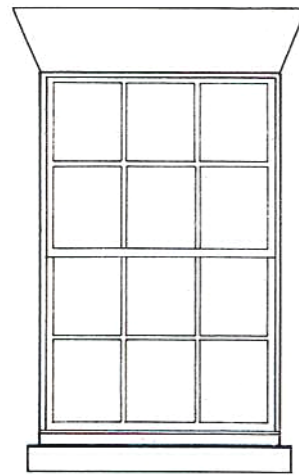
- 4.5 The earliest secular buildings; of seventeenth century origin; are timber framed - the Hollybush Inn on Melbourne Lane **(8)** and a barn to Lime Farmhouse on Main Street. The panels to such timber framed buildings were originally of wattle and daub construction, although this has been replaced by brickwork infill and in the case of the Hollybush Inn partially rebuilt entirely in brickwork.
- 4.6 The brickwork which predominates to buildings within the Area is of a dark red colour. In addition to its use in the construction of some dwellings limestone rubble has been typically used in the construction of boundary walls, including those to the former village pound which is attached to the Lock Up at the junction of Main Street and The Delph **(9)**.
- 4.7 The roofs to properties are predominately of dark clay plain tiles, although there was some introduction of Welsh slate in the nineteenth century.
- 4.8 The predominant original window type to pre-nineteenth century buildings is the Yorkshire horizontal sliding sash (Figure 1), although some early casement window units also survive. In the Victorian period, vertical sliding sashes were typically installed to new properties (Figure 2), set recessed within openings. The finish to the window units is largely of a white or off-white paint.
- 4.9 The timber doors to many older properties are of a simple vertically boarded ledged and braced design (Figure 3). Buildings of some architectural pretension typically have a panelled design (Figure 4).

**Plate 8 : Hollybush Inn, Melbourne Lane**

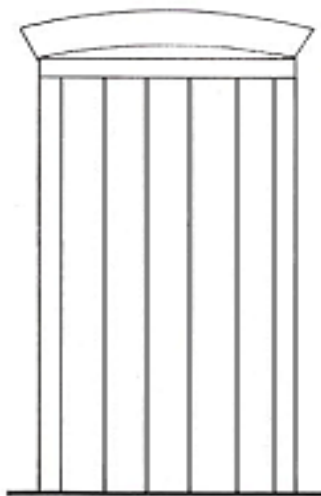
**Plate 9 : Village Lock-up and Pound, Main Street/The Delph**



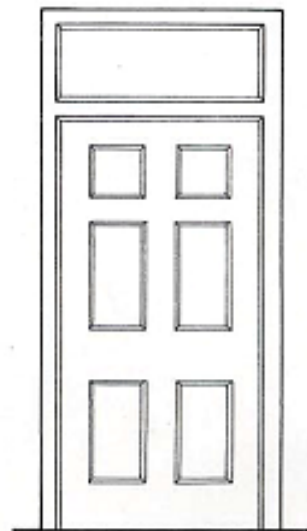
**Figure 1 : Yorkshire Horizontal Sliding Sash Window Unit**



**Figure 2 : Vertical Sliding Sash Window Unit**



**Figure 3 : Ledged and Braced Vertically Boarded Door**



**Figure 4 : Panelled Door**

## Architectural and Historic Quality Of Listed and Unlisted Buildings

- 4.10 There are eleven buildings in the Conservation Area which have listed status (Appendix A). The Church of St Marys and St Hardulphs is listed at Grade I as a building of exceptional interest.
- 4.11 The remaining listed buildings, including two memorials within the churchyard to the Parish Church, have Grade II status as being buildings of special interest.
- 4.12 The listed secular buildings, which are of seventeenth to nineteenth century in origin, include Breedon Hall, its outbuildings and surrounding walls. The Hall began as a cottage of circa 1700 before its substantial extension in the eighteenth century. The front with its better quality brickwork, ashlar plinth and stone dressings was added in 1777 (Pevsner and Williamson, 1992, p112).
- 4.13 The listed buildings also include the Hollybush Inn on Melbourne Lane along with Lime Farmhouse and its attached barn, the Three Horseshoes Public House and the eighteenth century village lock-up and pound; all along Main Street. The listed nineteenth century milepost on Ashby Road (C8212) reflects the village's position on the former turnpike road between Nottingham and Tamworth.
- 4.14 There are also a number of unlisted buildings of architectural or historic merit which are considered to make a positive contribution to the Area (Appendix B). Many of these buildings are of eighteenth and nineteenth century origin. The twentieth century is represented by the War Memorial **(10)** erected on The Green in 1926 and the Type K6 telephone kiosk adjacent to No. 8 Main Street **(11)**.

**Plate 10 : Breedon War Memorial, The Green/Main Street**

**Plate 11 : Type K6 Telephone Kiosk adjacent to No. 8 Main Street**

## **Boundary Treatments and Ground Surfaces**

- 4.15 The northern part of the grounds to Breedon Hall has a fine brick boundary wall - listed at Grade II in its own right - which runs along The Delph and the boundary with Hillside House on Cross Street **(12)**. The wall has a rubble stone plinth in parts. Rubble limestone boundary walls are particularly a feature along the southern side of Hollow Road **(13)**.
- 4.16 Within the Area, there is little visual evidence of historic ground surfaces. Roads and footways are of grey tarmacadam.

## **The Archaeological Significance and Potential Of The Area**

- 4.17 There are no recorded sites of archaeological interest within the main part of the village on the Leicestershire County Council's Sites and Monuments record. On Breedon Hill, the remaining sections of The Bulwarks - the earthwork ramparts of the former hill fort - are designated a Scheduled Ancient Monument. The County Council Sites and Monuments Record reveals that a large number of finds have been made on the Hill, many discovered as quarrying works have progressed around its eastern slope. The finds date from the Neolithic to Medieval periods. Within the fabric of the Church of St Mary's and St Hardulph's fragments of stone decoration remain from the earlier Saxon monastic foundation on the site (DoE, 1989, pp10-11).

**Plate 12 : Boundary Wall to Breedon Hall along The Delph**



**Plate 13 : Limestone Boundary Wall to Southern side of Hollow Road**

## **The Contribution Of Green Spaces and Natural Elements**

- 4.18 The triangular areas of open space either side of Melbourne Lane bounded by Main Street/The Green and the south-western boundary of No. 1 Melbourne Lane respectively, are together designated a sensitive area of open space in the North West Leicestershire Local Plan (Policy E1). At the junction of The Delph, Cross Street and Hollow Road, a small triangular area of grass, was the former site of a village pump.
- 4.19 There was formerly one group of mature trees within the Conservation Area covered by a Tree Preservation Order - a row of Lombardy poplars on the open space bounded by Melbourne Lane and the property at No. 1 Melbourne Lane **(14)**. Each of the trees was planted as an individual memorial to a man of the village killed in action during the First and Second World Wars - as denoted by separate memorial plaques. In late 2000, the poplar trees were largely destroyed by high winds and were subsequently replaced by Green Spire Limes.
- 4.20 There is a particularly fine mixed group of mature deciduous and evergreen trees within the grounds of Breedon Hall. A group of mature trees along The Delph (partially providing a screen to Breedon Quarry) and a row of mature lime trees along Main Road outside the front boundary wall to Breedon Hall further enhance the character of the north-eastern part of the Area **(15)**.
- 4.21 Breedon Hill contains a Site of Special Scientific Interest.

**Plate 14 : Line of Mature Lombardy Poplars, off Melbourne Lane (replaced  
by Green Spire Limes following damage caused by high winds)**

**Plate 15 : Mature Lime Trees along Main Street**

## **The Character and Relationship Of Spaces Within The Area**

- 4.22 The Green forms an important area of open space at the western side of the Conservation Area **(16)**. Its location, however, at the edge of the settlement and the fact that properties only run along its eastern side means that it appears peripheral in its relationship to much of the Area.
- 4.23 Along Worthington Lane, the street opens up on its course southwards from Main Street to a triangular space around which properties, including a former smithy (No. 7), are grouped **(17)**. The properties at the northern end of the group (No. 7 and Nos. 10/12 respectively) provide a visual gateway at the southern entrance into the Area along Worthington Lane. Breedon Hall, with its position on the rising ground of the southern slope of the Hill, provides a distant focal point to views northwards along Worthington Lane (particularly in the winter months when the tree cover is less dense). Views of the Hall are also obtained looking north-eastwards from Cross Street and eastwards along Hollow Road. The two storey properties at Nos. 3/5 Melbourne Lane provide a visual stop to views westwards along Hollow Road.
- 4.24 Properties along Main Street provide visual stops on the descent from the streets in the northern part of the Area. The Three Horseshoes Public House and Motel (No. 44 Main Street) provides the visual stop on the southern descent of The Delph **(18)** and Nos. 16/18 Main Street fulfill the same role on the descent of Cross Street.

**Plate 16 : The Green : Viewed from Main Street**

**Plate 17 : Worthington Lane Viewed from Main Street**

### **Plate 18 : View Southwards From The Delph towards Main Street**

#### **The Relationship Between the Area and the Surrounding Landscape**

- 4.25 Views within the lower part of the settlement on Main Street are largely limited to views along the curvature of the street, although at its western end views of the top of the tower of the Parish Church can be obtained over The Green and beyond the former Free School. Widespread views of the surrounding open countryside may be obtained from the upper parts of Melbourne Lane, Cross Street and The Delph as they rise northwards towards the summit of Breedon Hill. Views of much of the settlement can be obtained from the public footpaths running northwards from Hollow Road to the summit of the Hill. Housing within the Conservation Area is at its most prominent on the southern approaches along Worthington Lane and Doctor's Lane.

## 5. FACTORS HAVING A NEGATIVE IMPACT ON THE CHARACTER OF THE CONSERVATION AREA

5.1 Although the overall character of the settlement for the most part retains its established historical and architectural context, there are some factors which are considered to detract from the special character of the Conservation Area.

### **Buildings And Land Of Poor Visual Quality**

5.2 On land to the south side of Main Street, Brookside Caravans and the skip hire business of R. J. Stanley are commercial uses which operate within an otherwise predominantly residential area. Although the uses are partially screened by the properties along the Main Street frontage, the open storage uses on the sites are detrimental to the character and appearance of the Area **(19)**.

5.3 The approach to the eastern entrance of the Area along the C8212 is dominated by the vehicular access to Breedon Quarry which, in addition to generating lorry traffic through the village along Main Street and Doctors Lane, also detracts from the immediate setting of the Area **(20)**. At the western entrance to the Area along the C8212 the buildings to Breedon Priory Nurseries detract from the setting of the Area, albeit that they are partially screened by trees.



**Plate 19 : Area of open storage at Skip Hire Business to rear of Nos.  
10-22 Main Street and Caravan Storage at Brookside Caravans**

**Plate 20 : Vehicular Access to Breedon Quarry, off Main Street**

## **New Development**

- 5.4 In the second half of the twentieth century, there has been a significant amount of infill housing development within parts of the village which subsequently became part of the designated Conservation Area. There is a particular concentration of infill development on the eastern side of Cross Street and in the area between Cross Street and The Green. Although not necessarily reflecting the external detailing of older properties, the new buildings have generally respected the scale of established buildings and thus have a neutral impact on the Area.
- 5.5 A group of buildings (Flats Nos.1-5) and Nos. 6, 8 and 8a Cross Street at the junction of Cross Street and Main Street are considered, however, by reason of their design and the materials used in their construction to detract from the overall visual qualities of the Area **(21 & 22)**. The modern window treatments and arched entrances to ground floor garages, in particular, give the buildings a more urban character which appears discordant within the village streetscape. Similarly, the infill development at Nos. 7 and 9 Melbourne Lane has introduced house types with a more suburban appearance which appear out of keeping with their village surroundings.

**Plate 21 : Post-war development : Flat Nos. 1 - 5 Main Street**

**Plate 22 : Post-war development : Nos. 6, 8 & 8a Cross Street**

## Permitted Development Rights

- 5.6 A significant detrimental impact has occurred as result of the alterations undertaken to dwellings under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and its predecessors.
- 5.7 Although permitted development rights are generally more restricted in Conservation Areas than other parts of the District, this has not prevented the loss and alteration of features to older residential properties which are not listed. The permitted works have included the removal of traditional timber window and door units and their replacement with modern units of aluminium and pvcU construction. Some replacement window units, whether of pvcU, aluminium or even of timber, have also resulted in the introduction of window types such as mock top hung 'sashes' and picture windows, which do not reflect traditional fenestration details of properties within the Area **(23 & 24)**. Increasingly, a modern stain finish is being used to external timberwork rather than the predominant white or off white paint finish.
- 5.8 Other works detrimental to the character of the Area include the capping or removal of chimney stacks, the replacement of black cast iron rainwater goods with grey pvcU products and the removal of clay plain tile roof coverings and their replacement with concrete plain or interlocking tiles. Within the Area, there has been an application of modern cement based render to the facades of a number of buildings. This has to some extent undermined the previously predominant red brick character of properties within the streetscape.

**Plate 23 : Upvc Window and Door Units to Nos. 2 & 4 The Delph**

**Plate 24 : Upvc Window Units to 'Ye Olde Forge' (No. 7 Worthington Lane)**

## **6. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT**

### **Planning Policies**

- 6.1 With the principal exception of Breedon Hill, the designated Conservation Area is largely within the Limits to Development for the village as defined in the Local Plan. It is therefore likely that there will continue to be pressures for infill development within the historic core of the village. The existing sensitive area of open space along Melbourne Lane/The Green is subject to Policy E1 of the Local Plan, which indicates that development will not be permitted within such areas which would adversely affect or diminish the present open character of such areas and the contribution they may make to the character, form and setting of settlements, the street scene generally or the relationship with adjoining countryside.
- 6.2 Elsewhere in the Conservation Area, proposals will be considered against the relevant policies of the Local Plan (Policies E10 and E11). In this regard it should be emphasised that the omission of any particular feature or space in the Appraisal should not be taken to mean that it is of no interest.
- 6.3 Proposals affecting listed buildings will be considered having regard to policies E13, E14, E15 and E16 of the Local Plan. Due regard has to be had to Policy E19 in respect of sites of archaeological interest. The North West Leicestershire Local Plan policies as they relate to the historic environment are outlined in Appendix C.

- 6.4 The Council would in principle encourage the re-development of land and buildings which have been identified in the Conservation Area Appraisal as having a negative impact on the character and appearance of the Conservation Area. Any development would, of course, need to address the considerations of residential amenities and highway safety as well as the relevant Local Plan policies.

### **The Removal of Permitted Development Rights ?**

- 6.5 The effect of alterations to older unlisted residential properties as a result of permitted development rights have been detrimental to the character of the Conservation Area. As a mechanism to increase local planning authority controls on such works, an Article 4(2) Direction under the provisions of the Town and Country (General Permitted Development) Order 1995 allows authorities to withdraw certain categories of permitted development rights in respect of alterations and extensions to residential properties in Conservation Areas without referral to the Secretary of State.
- 6.6 The District Council has generally resolved not to serve such Directions, but rather to provide advice and education on the use of appropriate materials to properties in such Areas. This is the position the Council intends to maintain with regard to Breedon on the Hill and in this respect has produced a guidance note for residents of properties within the Conservation Area (which is available from the Planning and Environment Division). A leaflet is also available from the Division giving advise on the pointing of stonework and brickwork.

## **Environmental Enhancements and Repairs to Historic Building Fabric**

- 6.7 Where resources become available the Local Authority will endeavour to undertake works on public land to enhance the character of the Area. Such works could include the repair or replacement of street furniture. The Council will also endeavour where practicable to work with other bodies such as statutory undertakers in relation to encouraging the sensitive siting of services, signage etc.
- 6.8 With regard to the repair of existing built fabric, the District Council operates a discretionary historic buildings grant scheme which makes available grant aid for private individuals in relation to the repair of listed buildings and buildings which are considered to contribute positively to the character of a Conservation Area. Full details of the scheme (which has a limited budget) are available from the Planning and Environment Division. A similar scheme is operated by the Heritage and Resources Team in the Environmental Management Department at Leicestershire County Council.
- 6.9 Where any historic buildings become subject to long term vacancy or neglect, the District Council will attempt to work with owners/prospective purchasers to secure the long term future of any building. The District Council does, however, have more formal powers in the form of Urgent Works Notices and Repairs Notices to ensure that repairs are undertaken to listed buildings and other buildings of architectural or historic merit in Conservation Areas.



# 7. APPENDICES

**APPENDIX A : BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CONSERVATION AREA**

**Grade I**

Church of St Mary and St Hardulph, Breedon Hill

**Grade II**

Headstone (to Francis Doleman) Church of St Mary and St Hardulph, Breedon Hill

Tomb-chest (Dawson Family) Church of St Mary and St Hardulph, Breedon Hill

Milepost (Breedon on the Hill Parish), Ashby Road

Breedon Hall, Main Street

Coach House and Stables (SW of) Breedon Hall, Main Street (Curzon House)

Walls (North sides) to grounds of Breedon Hall, Main Street

Lock up and Pound, Main Street

Lime Farmhouse and Barn, 22 Main Street

The Three Horse Shoes Public House, Main Street (No. 44)

Holly Bush Inn, Melbourne Lane

**NB The above list does NOT include all those buildings in the parish which are included in the list of buildings of special architectural or historic interest.**

**The list is correct as at 1<sup>st</sup> April 2001.**

**APPENDIX B : UNLISTED BUILDINGS WHICH ARE CONSIDERED TO MAKE  
A POSITIVE CONTRIBUTION TO THE STREETScape OF THE  
CONSERVATION AREA**

2 Cross Street  
4 Cross Street (Stud Farm House)  
4a Cross Street  
1 Hollow Road  
3 Hollow Road  
5 Hollow Road  
7 Hollow Road  
9 Hollow Road  
11 Hollow Road  
2 Hollow Road  
16 Hollow Road  
1 Main Street  
3 Main Street  
5 Main Street  
19 Main Street  
2 Main Street (former Wesleyan Methodist Church)  
Type K6 Telephone Kiosk adj. No. 8 Main Street  
8 Main Street  
10 Main Street  
12 Main Street  
14 Main Street  
16 Main Street  
18 Main Street  
20 Main Street  
24 Main Street (former Limekilns Public House - now Business Centre)  
26 Main Street  
32 Main Street  
34 Main Street  
36 Main Street  
38 Main Street  
42 Main Street  
46 Main Street  
1 Melbourne Lane  
3 Melbourne Lane  
11 Melbourne Lane  
11a Melbourne Lane  
11b Melbourne Lane  
15 Melbourne Lane  
23 Melbourne Lane  
25 Melbourne Lane  
27 Melbourne Lane  
2 Melbourne Lane  
**Chestnut Close (Former Outbuildings to Breedon Hall), The Delph**  
2 The Delph  
4 The Delph

2 The Green

**APPENDIX B : BUILDINGS WHICH ARE CONSIDERED TO MAKE A POSITIVE CONTRIBUTION TO THE STREETScape OF THE CONSERVATION AREA (Continued)**

4 The Green

6 The Green

8 The Green

10 The Green

12 The Green

War Memorial, The Green

1 Worthington Lane

3 Worthington Lane

5 Worthington Lane

6 Worthington Lane

8 Worthington Lane

10 Worthington Lane

12 Worthington Lane

The buildings outlined **in bold** are considered to have listed status by reason of their location within the historic curtilage of a principal listed building

**List prepared in the line with the criteria in the Appendix to the English Heritage advise note 'Conservation Area Appraisals' namely :-**

- Is the building the work of a particular architect of regional or local note?
- Has its qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- If a public building, does its function or enclosed public space contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as walls, terracing or a minor garden buildings, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration (English Heritage, 1997, p12).

## **APPENDIX C : POLICIES OF THE NORTH WEST LEICESTERSHIRE LOCAL PLAN IN RESPECT OF THE HISTORIC ENVIRONMENT**

### **POLICY E10**

Development will not be permitted within Conservation Areas, or where it would affect the setting of such areas, which would:

- (a) Be detrimental to the character or appearance of the Conservation Area in terms of:
  - (i) scale, proportions and massing;
  - (ii) layout, grouping and setting;
  - (iii) detailing and materials of construction.
- (b) Be detrimental to the setting of buildings which contribute positively to the character and appearance of the Conservation Area.
- (c) Result in the loss of open spaces or important views within, into and out of the Conservation Area.
- (d) Result in the loss of particular features which contribute positively to character and appearance of the Conservation Area, including:-
  - (i) Walls and other means of enclosure;
  - (ii) Ground surfaces;
  - (iii) Natural features (such as trees and hedgerows); and
  - (iv) Features of archaeological interest.
- (e) Be detrimental to environmental quality in terms of:-
  - (i) Traffic generation;
  - (ii) Noise and other forms of environmental intrusion.

### **POLICY E11**

Consent for the demolition of buildings which make a positive contribution to the character or appearance of a Conservation Area will not be granted unless:-

- (a) It can be demonstrated that the condition of the building makes it impracticable to repair, renovate or adapt to any reasonably beneficial use for which planning permission would be given; and
- (b) There is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use of the building, or to find a viable and acceptable new use or uses.

In the case of buildings which make little or no contribution to the character and appearance of their conservation area, demolition will not be permitted unless

redevelopment of the site or the creation of an open space would make a positive contribution to the character or appearance of the conservation area concerned.

**POLICY E12**

Replacement or alteration of existing shop fronts within Conservation Areas, or where they would affect the setting of such areas, will only be permitted where:-

- (a) The existing shop front is of insufficient quality to warrant its retention; and
- (b) The replacement or alteration is of a design which is appropriate to the character and appearance of the Conservation Area.

**POLICY E13**

Consent for the demolition of a listed building will not be granted unless:-

- (a) It can be demonstrated that the condition of the building makes it impracticable to repair, renovate or adapt to any reasonably beneficial use for which planning permission would be granted; and
- (b) There is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use of the building, or to find a viable and acceptable new use or uses.

**POLICY E14**

Change of use of a Listed Building will only be permitted where no detrimental effect is likely to arise from the proposed use on the character or appearance of the building or its setting.

**POLICY E15**

Alterations or extensions to Listed Buildings will not be permitted which are detrimental to the special architectural or historic interest of the building or to its character or setting.

**POLICY E16**

Development will not be permitted which would adversely affect the setting of a Listed Building, in terms of scale, massing, form, siting, design or materials of construction.

**POLICY E17**

Where a historic byway makes a positive contribution to the character or appearance of the surrounding landscape, development which would significantly diminish that contribution, or otherwise detrimentally affect the setting or amenity value of such byway will not be permitted.

### **POLICY E18**

Development will not be permitted which would adversely affect the character or appearance or setting of historic gardens included in the Register of Parks and Gardens of Special Historic Interest, and identified on the Proposals Map.

### **POLICY E19**

Development will not be permitted which would affect a scheduled ancient monument or other nationally important archaeological site, as shown on the Proposals Map, or subsequently recognised, or its setting or amenity value. Where known sites of county or local significance are affected, planning permission may be granted in terms which would allow preservation in situ, or, where this is impractical, by investigation and recording.

In areas of archaeological potential, planning permission will not be granted without proper evaluation of the archaeological implications of the proposed development.

### **POLICY E43**

Outdoor advertisement consent will be granted where the proposed advertisement respects the interests of amenity and public safety.

In assessing the likely effect of proposed advertisements on such interests, regard will be had to all material factors, and in particular :-

- (a) In the case of amenity, to the general characteristics of the locality, including (where relevant) the presence of any feature of historic, architectural, cultural or similar interest; and
- (b) In the case of public safety, to the effect of the proposal on all aspects of pedestrian or vehicular safety.

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