

No. 9 High Street, Market Harborough Cultural Heritage Statement of Significance

National Grid Reference Number: 47331, 28726

AB Heritage Project no: 10019

Date: 9 December 2010

No. 9 High Street, Market Harborough

Cultural Heritage Statement of Significance

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Date of Report:	9 December 2010

This document has been prepared in accordance with AB Heritage standard operating procedures.

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1 INTRODUCTION & METHODOLOGY

1.1 Introduction

- 1.1.1 This Statement of Significance provides an overview of the historic character and potential significance of the Grade II Listed No. 9 High Street (the White Lion), Market Harborough.
- 1.1.2 The report identifies the key heritage planning constraints upon No. 9 High Street, associated with the proposed redevelopment of the site.
- 1.1.3 No. 9 High Street is located at NGR SP 7331 8726, within the historic core of Market Harborough. The proposed development site is located within an area governed by Harborough District Council in the area of Leicestershire County Council.
- 1.1.4 The site consists of a Public House known as the White Lion Public House (formerly known as the Talbot Public House), which fronts onto the western line of Market Harborough High Street, adjacent to the Grade I Listed St Dionysius Church.
- 1.1.5 The building comprises four main visible elements: a two storey structure with 18th century façade that fronts onto the High Street; a carriage arch over Talbot Yard, attached to the main structure; a 20th century extension to the Public House at the rear of the two story structure; and two 18th century structures (unused) to the south-west.
- 1.1.6 There are two access points to the building on Talbot Yard, which extends from the High Street to School Lane to the west.



Figure 1: Site Location Plan © Reproduced from JS + P Architecture Location Plan. With the permission of the controller of Her Majesty's Stationary Office (Licence Number WL1005212)

1.2 Methodology & Aims

Report Aims

1.2.1 The aim of this Cultural Heritage Statement of Significance are to:

- Identify the relevant statutory designations covering No. 9 High Street (e.g. Listed Building, Curtilage Listed Buildings, Conservation Areas etc.);
- Summarise the historic development of the site; and
- Identify the relevant architectural and historic character and significance of No. 9 High Street and its setting, based on the above.

1.2.2 The Significance of No. 9 High Street has been assessed in accordance with Planning Policy Statement 5: Planning and the Historic Environment (March 2010) and the associated Practice Guide (March 2010).

Desktop Survey

1.2.3 In order to produce the Statement of Heritage Significance a number of exercises were undertaken, to inform the report and understand the historical development of the site. This comprised:

- A Review of existing planning requirements;
- Examination of statutory designation descriptions from the English Heritage Images of England online database of Listed Buildings in England;
- Examination of the Leicestershire and Rutland Historic Environment Record (HER) descriptions from the Heritage Gateway online database;
- A site visit and photographic record, on the 3rd December 2010; and
- A Review of historic mapping and primary documentary evidence at the Leicestershire and Rutland Record Office.

2 DESIGNATIONS & HISTORIC BACKGROUND

2.1 Policy Background & Designations

- 2.1.1 No. 9 High Street (The White Lion / Talbot Public House), Market Harborough is a Grade II Listed Building (Listed Building Number 189661) and is recorded in the Leicestershire and Rutland Historic Environment Record (MLE14799). The Listed Building description is given in Appendix 1.
- 2.1.2 In addition, the site falls within the historic core of Market Harborough (Leicestershire and Rutland HER MLE1959) and within the boundaries of the Market Harborough Conservation Area.
- 2.1.3 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPS5, by current Development Plan Policy and by other material considerations.
- 2.1.4 Structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the **Planning (Listed Buildings and Conservation Areas) Act, 1990**. The main purpose of the legislation is to protect buildings and their surroundings from negative changes, which would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 2.1.5 **Planning Policy Statement 5 - Planning for the Historic Environment (PPS 5)**, which was released on 23 March 2010, sets out the Government's planning policies on the conservation of the historic environment. In short, this government statement provides a framework which:
- requires applicants to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset;
 - has a presumption in favour of the conservation of Designated Heritage Assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);
 - protects the settings of such designated heritage assets;
 - takes into account the desirability of sustaining and enhancing the significance of heritage assets; and
 - where the loss of whole or part of a heritage asset's significance is justified, provides for the recording of assets and for publication of the resulting evidence.
- 2.1.6 In relation to archaeological remains Harborough District Council work to the guidance contained in PPS 5, with the policies on archaeological remains (RM/13-15) contained in the Harborough District Local Plan having expired on the 27th September 2007.
- 2.1.7 Regarding alterations within a Conservation Area the Harborough District Local Plan Policies EV/11, EV12 & EV13 are of material consideration, while Policies EV15, EV16 and EV17 are of relevance in

relation to planning applications for alterations to a Listed Building. These policies are listed in Appendix B.

2.1.8 The buildings on either side of the White Lion are not listed, although a search of the Leicestershire and Rutland HER and Listed Buildings online (Heritage Gateway) revealed that there are two Grade I Listed Buildings, 28 Grade II Listed Buildings and four archaeological records within 100m of the proposed development site (not including the site itself). These comprise:

- Two Grade I Listed Buildings: St Dionysius Church, Church Square and the Old Grammar School, Church Square;
- 29 separate Grade II Listed Buildings: No's 1, 6, 61 – 62, 67 - 68 High Street; 3 Cast Iron Posts on the Pavement outside 14 High Street; No's 5, 7 - 12, 14, 26 & 28 Church Street; No's 4, 8, 10, 11, 14 - 16 Church Square; a War Memorial on Church Square; No's 2, 4, 6, 8, 10, 12 & 40 The Square; The Peacock Hotel on The Square; and 1 & 3 Adam and Eve Street; and
- Four archaeological records: the Historic settlement core of Market Harborough; post-medieval pits on Roman Way; Medieval features on Roman Way; and the possible site of manor house, at No. 26 & 28 Church Street.

2.2 Historic Background

No. 9 High Street (The White Lion)

2.2.1 Market Harborough originated during the 12th century as a trading centre, within the Parish of Great Bowden. A weekly market was granted in 1202-3, with the town being laid out around a market place, at the southern end of what was a roughly funnel-shaped street that provided adequate space for the markets and fairs.

2.2.2 On either side of the street were *burgage* plots, rentable plots of land that were laid out for the construction of warehouses, workshops, barns and stables behind the frontage buildings. Preserved examples of this medieval street plan is still seen in the present layout of properties including Aldwickle's Yard, to the rear of No. 10 & 12 Church Street, to the north of the site. The site of proposed development is itself located within a strip of land (Talbot Yard) that is also likely to reflect this medieval layout.

2.2.3 The Church of St Dionysius, which is located on the opposite side of the High Street to the site, was constructed in the early part of the 13th century, with the majority of preserved architectural features on this structure relating to subsequent 14th and 15th century construction works. This is a dominant and significant element of this areas visual character.

2.2.4 In the following centuries the market place was taken over by buildings. A rise in the prosperity of the town also occurred, related to the manufacturing and marketing of worsted and the construction of new turnpikes (between Leicester and Northampton), which meant that Market Harborough was situated on the route from London to Manchester and Glasgow. This led to a substantial phase of re-building within the town during the 18th century.

2.2.5 The site of the White Lion building itself has an 18th century façade, which is likely to represent this phase of development within the town. It is, however, possible that it may have an earlier core. Examples of medieval cores surviving within later structures have been recorded in the surrounding area, including at No. 6 High Street, where evidence of a timber framed open hall of medieval origin was exposed during demolition works.

1839 Plan of the Township of Market Harborough

- 2.2.6 The earliest historic map examined was that of the 1839 Plan of the Township of Market Harborough (Figure 2). While the scale of this map is not accurate it does give a rough indication as to the previous layout of the site at that time. Talbot Yard can be seen extending from the High Street to School Lane (annotated with the name 'Mr White', presumably the site owner and / or occupier).
- 2.2.7 The site of the current White Lion pub appears to be represented by a small rectangular structure fronting onto the High Street. This building is adjoined on two sides by buildings annotated as being a part of T. Cox's property. At this time the carriage arch is not illustrated and has presumably not been constructed.

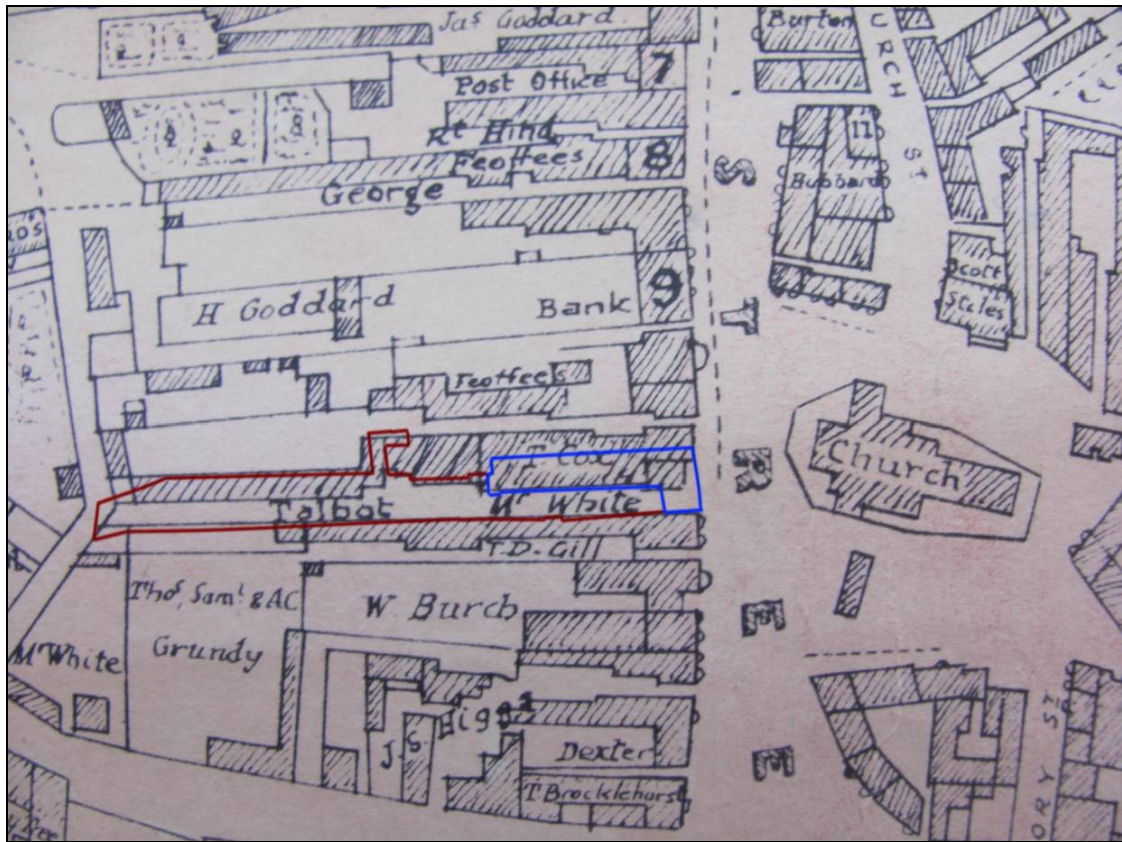


Figure 2: 1839 Plan of the Township of Market Harborough © Leicestershire & Rutland Records Office – Modern Site Boundary Roughly Overlain for Illustration Purposes but 1839 Map Inaccurately Scaled

Tithe Map of Market Harborough, 1852

- 2.2.8 The Tithe Map of 1852 (Figure 3) illustrates a number of changes from the earlier town plan of 1839. Most noticeable are internal plan changes, including construction of dividing walls in the building previously recorded as 'T.Cox' and removal of the rear walls in what is now the White Lion Pub to change the overall ownership areas. The result of these changes were that No. 9 High Street extended much further back into Talbot Yard than it previously had. In addition, the carriage arch is now recorded, presumably having been constructed to tie in with the changes in building use that had occurred to the site at this time in the mid-19th century.

- 2.2.9 The apportionment for this map states that the site was owned and occupied by Robert White at this time (presumably the same Mr. White as 1839, or possibly his son) and it is described as a 'House, Outbuilding and Yard'. The site is not documented as yet being used as a Public House by the map of 1852.

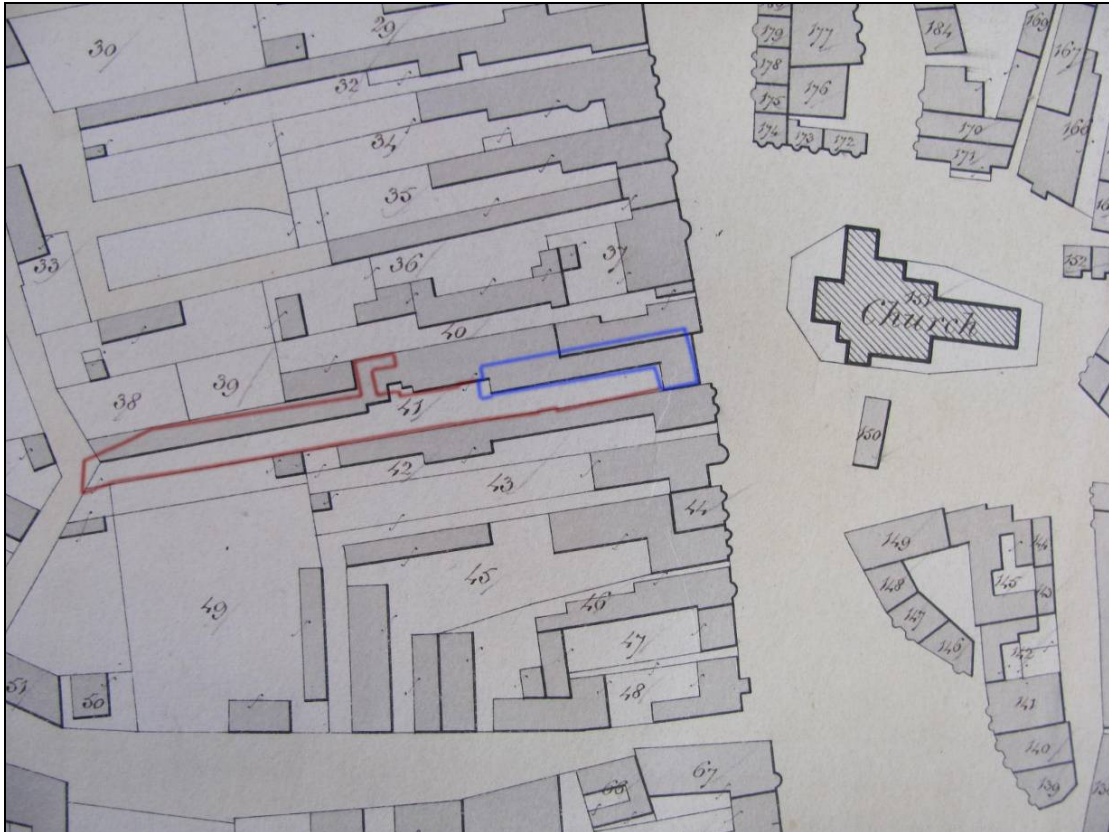


Figure 3: Tithe Map of Market Harborough, 1852. © Leicestershire & Rutland Records Office

1899 OS 6 1:2,500 Market Harborough

- 2.2.10 The OS Map of 1899 is the first detailed map that illustrates the component parts of the existing structure (three structures in a row with the carriage arch). It is also the first source to record the site as a Hotel, demonstrating a change in its use.
- 2.2.11 Distinctive in the middle section of the building is a slight extension along the southern edge of the building, which may have formed an entrance way to this part of the building. The layout of the surrounding buildings remains unchanged.

1929 OS 1:2,500 Leicestershire

- 2.2.12 On the OS map of 1929 (Figure 4) the building is again described as a Hotel, though the layout has not altered since the previous OS map of 1899.
- 2.2.13 This map illustrates again the layout of the middle section of the building, which has a possible entrance way on the southern face of the building. The layout of the surrounding buildings remains unchanged.

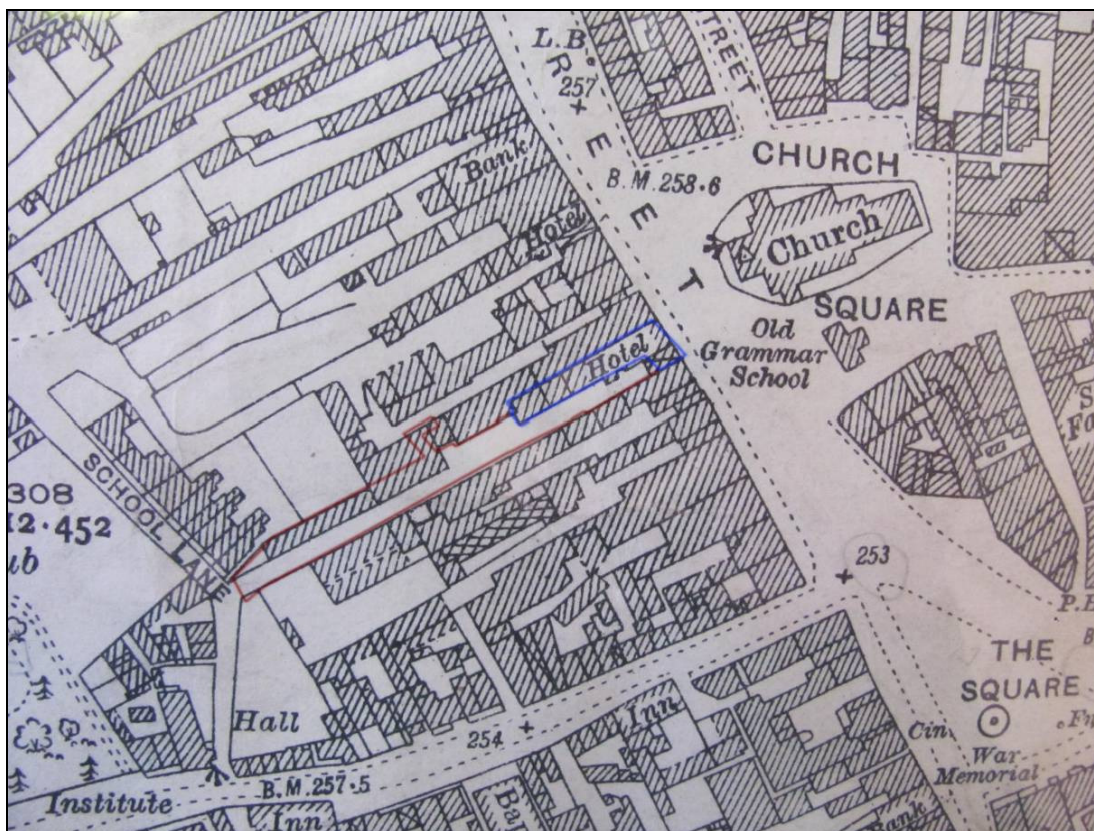


Figure 4: OS 1929. © With the permission of the controller of Her Majesty's Stationary Office (Licence Number WL1005212)

1960 1:2,500 Leicestershire

- 2.2.14 Although the layout of the structures remain largely unchanged, the middle section of the Public House has altered in shape slightly representing the demolition of this section and construction of the part one / part two storey structures, which remain to date. One of the structures adjoining Talbot Yard has been demolished to the west and a club building constructed also to the west.

1992 OS 1:2,500 Leicestershire

- 2.2.15 The layout again remains largely unchanged, although more of the structures surrounding Talbot Yard have been demolished. Not represented on this Ordnance Survey is the recent construction / renovation of the buildings, which abut the southern limit of the Public House.

2.3 Site Visit

- 2.3.1 This assessment included a site visit, the purpose of which was to assess the key factors of the structures character and identify any areas of obvious past impact within the application site. The site visit was carried out on the 3rd December 2010.

The site visit confirmed that there are at least two distinct phases to the construction of the existing building. No features pre-dating the 18th century were noted during the site visit, though it is possible that such elements may be masked by later additions.

18th Century Construction

- 2.3.2 The earliest visible phase of construction is the 18th century façade adjoining the High Street, which consists of the front three windows on the ground floor area of the public house (more recently used as a dance floor) and the two windows immediately above this that are for two bedrooms. Adjoining this is the mid 19th century carriage arch and overlying window into another bedroom.
- 2.3.3 As with the larger extent of the building, the façade also demonstrates the ongoing changes and developments that have characterised this structure, with the two first floor sash windows being of 18th century, while the ground floor sash windows appear to be of 19th century glazing, with possible later re-glazing (Figure 5). Overall, it should be noted that the façade has a range of signage, lighting and cabling that draw the eye and negatively detract from the significance of this structure.



Figure 5: 18th century facade with carriage arch fronting the High Street

- 2.3.4 Figure 5 also illustrates past alterations to the roof space, resulting from the removal of the third story of the building in the early 20th century and the construction of a modern slate roof. A hatch to the attic space was visible but not entered during the site visit.

- 2.3.5 In two of the front bedrooms are cast iron fireplaces (Figure 6 & 7), which may require consideration should alterations in these rooms be progressed. The bedrooms afford very good views of St Dionysius Church.



Figure 6: Fireplace in northern bedroom



Figure 7: Fireplace in southern bedroom

- 2.3.6 The interior of the ground floor area, of this front part of the building, was previously used as a dance floor. There are a number of painted beams within this part of the building that have been mimicked in the southern (more modern) areas of the building, to create a faux-historic feel.
- 2.3.7 Due to the paint covering on the beams it was difficult to establish their original character, although metal nails had been used instead of wooden fixtures in places. A modern porch area has been constructed inside the southern corner of this room to act as an entrance into the Public House.

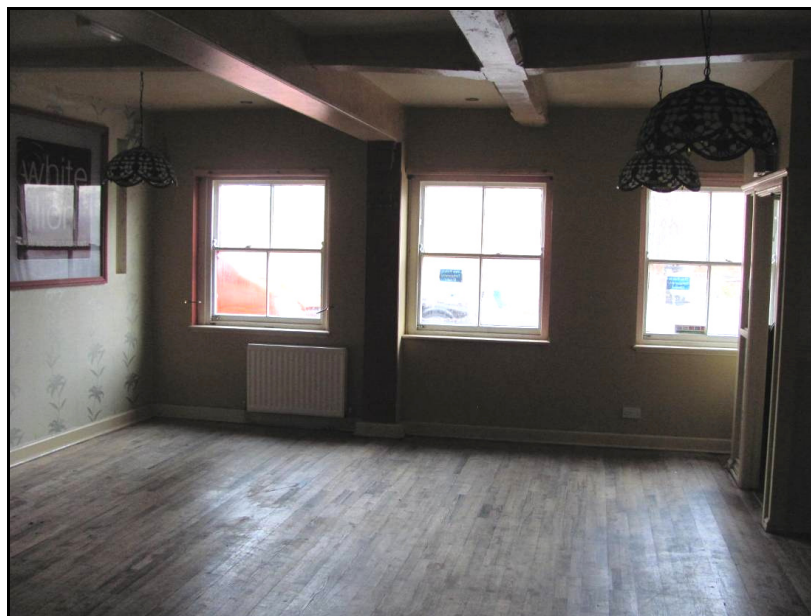


Figure 8: Interior of Public House

- 2.3.8 Underneath the northern end of the public house is a basement (Figure 9), which is currently accessed from behind the bar. It appears to cover only part of the floor area of the building and was previously used for storage.



Figure 9: Cellar / Basement

- 2.3.9 Along with parts of the original building fronting onto High Street, which contains 18th century architectural elements, there are two structures in the southern part of the site that also appear to date to this period. It was not possible to access the interior of these buildings but an inspection of the exterior confirmed a number of historic elements, including the rusticated quoins, to the first floor and the door and window to the south (Figure 10).
- 2.3.10 However, what was clear from the site inspection of these structures was that they have undergone a number of alterations since their original construction and the view of the south-eastern face (Figure 11) shows that they are in relatively poor condition.
- 2.3.11 Overall, the various structures within Talbot Yard are somewhat of an assortment of functional, everyday architectural styles, dating from between the 18th to 20th century. The majority of low significance, while those of earlier date now appear in a poor condition. What is noticeable though (see Figure 10) is that Talbot Yard retains elements of the long, linear strip plan of the medieval burgage plot and that it contains a prominent view towards the steeple of the Church of St, Dionysus, in a way bringing the townscape into this area of the site to a degree.



Figure 10: General view along Talbot Yard towards the High Street and St Dionysius Church



Figure 11: South-west face of 18th century structures

20th Century Construction

- 2.3.12 As indicated by cartographic sources, a large portion of the main body of the White Lion Public House was demolished and then re-built in the 20th century. This is reflected in the exterior and interior layout of structure (Figure 10 & 12 respectively). The modern interior section, behind the 18th and 19th century parts of No. 9 High Street, includes the main bar area, a food preparation area and toilets on the ground floor, as well as a kitchen and lounge on the first floor.



Figure 12: Ground Floor 20th century interior

Setting

- 2.3.13 As mentioned, all structures lie in what is called Talbot Yard, the shape of which appears to be reminiscent of the medieval *burgage* plot layout of this part of the town.
- 2.3.14 A number of buildings immediately surrounding the site appear to have been re-built / renovated for housing during the 20th century, while there is also a car park to the south of the Yard. This has reduced the historic character of the site in the rear of the site, away from the High Street; however, there are still views from Talbot Yard towards the steeple of the Church of St, Dionysus, which does create a slight link to the medieval character of this town.
- 2.3.15 Viewing the building from the High Street (Figure 5) the building is adjoined by 19th and 20th century structures. The view from the proposed development site facing out across the High Street is towards Church Square, St Dionysius Church and the Grammar School. These structures themselves are of significance and any alterations within the site boundary would have to respect the setting of these monuments and the Conservation Area (see section 2.1 and Appendix B) by ensuring they are not wholly out of keeping with the character of the Conservation Area.

3 STATEMENT OF SIGNIFICANCE

3.1 No. 9 High Street (The White Lion Pub) – Statement of Significance

- 3.1.1 No. 9 High Street (The White Lion) appears to originally date to the 18th century, during a period of prosperity and development within the wider town. There are still elements dating to this period, including the building façade that adjoins the High Street, which consists of the front three windows on the ground floor area of the public house and the two windows immediately above these. There are also two structures in the southern part of the site that appear to date to this period.
- 3.1.2 However, these features, along with the rest of the site, have been subject to significant and ongoing change from this period onwards. In relation to the original building fronting onto the High Street the map evidence shows that, during the mid 19th century, not only were an adjoining carriage arch with overhead room built onto the side of this building, but that internal plan was heavily altered, with the rear wall removed to tie it into another building. In addition, the original third floor to this structure was removed and a slate roof constructed, while the ground floor windows were replaced by 19th century windows, with potentially later glazing. The current façade is not improved by a range of signage, lighting and cabling that draw the eye and negatively detract in understanding and appreciating the significance and character of this structure.
- 3.1.3 As mentioned above, the other structures behind this original building are somewhat of an assortment of functional, everyday architectural styles, dating from between the 18th to 20th century, with the majority appearing to have been a result of re-construction during the 20th century. As a result, much of the building stock within the site behind the original frontage is of limited architectural interest and of low significance, while those of earlier date now appear to be in a poor condition.
- 3.1.4 In relation to the heritage significance of this site, it is concluded that, there are clearly aspects of historic significance within the early surviving elements of this building and that the overall character of the façade and views outwards, from the front of the site and in parts of Talbot Yard, also create a link to the historic interest of the town.

4 CONCLUSIONS & REFERENCES

4.1 Conclusion

- 4.1.1 No. 9 High Street, Market Harborough is a Grade II Listed Structure and, as such, is protected under National Legislation. The significance of the building is concluded to be based on early surviving elements of the original buildings on site, mainly comprising the section that fronts onto the High Street, along with the overall character of the façade and views outwards into the town, from the front of the site and in parts of Talbot Yard. These aspects contribute to the sites listed building status and the wider designation of the Market Harborough Conservation Area.
- 4.1.2 However, the site as a whole has undergone a large amount of change over the centuries. Not only have the buildings in Talbot Yard been subject to substantial change, but the main building fronting onto High Street has also witnessed significant renovation and reconstruction over the course of the 19th and possibly 20th century.

4.2 Design Guidance

- 4.2.1 It is concluded that, where future works are progressed, that good design combined with open communication with the local authority conservation officer are important to ensure a successful compromise between the heritage issues and future use of the site.
- 4.2.2 It is felt that the majority of the site can be remodelled without impact to the significance of the site, though there is likely to be a requirement for recording of the historic building stock prior to any works.
- 4.2.3 In relation to potential changes to the buildings façade, it is concluded that the removal of intrusive modern elements, such as poor quality signs, lights and cabling, which detract from understanding the structures significance, would actually assist in improving the appreciation of the sites significance.
- 4.2.4 However, it is possible that well designed structural changes to the façade, which are not out of keeping with the overall character of this part of the building, may also be permitted. As above, there would be a necessity to ensure good design and close communication with the conservation officer, but such changes would ultimately reflect a new, ongoing phase of reuse, which ties in with the previous phases of changes to have occurred throughout this buildings history.

4.3 References

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4.4 Cartographic Sources

A Plan of the Township of Market Harborough, 1839. Survey by John Wood. Leicestershire and Rutland Records Office MA42/151

Tithe Map of Market Harborough, 1852. Leicestershire and Rutland Records Office

1899 OS 6 1:2,500 Market Harborough. Leicestershire and Rutland Records Office

1929 OS 1:2,500 Leicestershire. Leicestershire and Rutland Records Office

1960 OS 1:2,500 Leicestershire. Leicestershire and Rutland Records Office

1992 (current) OS 1:2,500 Leicestershire. Leicestershire and Rutland Records Office

Appendix A

9 High Street: Listed Building Description

Building Details:

Building Name: THE TALBOT
PUBLIC HOUSE 9
Parish: MARKET HARBOROUGH
District: HARBOROUGH
County: LEICESTERSHIRE
Postcode: LE16 7NJ

Details:

LBS Number: 189661
Grade: II
Date Listed: 19/09/1977
Date Delisted:
NGR: SP7331887259

Listing Text:

HIGH STREET

1.

5303 (West Side)
No 9 (The Talbot Public House)
SP 7387 1/11
II GV (Grade II Listed)

2.

18th century facade with possible earlier core. Rendered with moulded plinth. Rusticated quoins to 1st floor. Coved (20th century) cornice attached when building reduced from 3 storeys to 2 in early 20th century. Modern slate roof. Moulded string course above ground floor. 3 windows, those of 1st floor 18th century sashes with glazing bars. Ground floor has sashes with late 19th century glazing. Round-headed coach arch under south end of building.

Listing NGR: SP7331587265

Appendix B

Harborough District Local Plan

Policy EV/11 - Conservation Area: Character and Appearance

The district council will expect a detailed planning application for development in a Conservation area. Where an outline application is submitted it must be accompanied by sufficient supplementary information to enable an adequate assessment to be made of the impact of the proposal on the character and appearance of the area.

Policy EV/12 - Conservation Areas: Outline Applications

The district council will expect a detailed planning application for development in a Conservation area. Where an outline application is submitted it must be accompanied by sufficient supplementary information to enable an adequate assessment to be made of the impact of the proposal on the character and appearance of the area.

Policy EV/13 – Conservation Areas: Demolition

The district council will pay special attention to proposals that require the demolition of any building, structure or wall that makes a positive contribution to the character or appearance of a Conservation area. It will normally grant planning permission for proposals where:-

1. The building or structure is wholly beyond repair or incapable of beneficial use;
2. Its removal or replacement would benefit the character or appearance of the area;
3. An application for planning permission for the redevelopment or use of the same site is submitted and approved at the same time as the application for demolition.

Policy EV/15 – Historic Buildings: Extensions and Alterations

The district council will grant permission for extensions or alterations to listed buildings or character buildings in a Conservation area, where the following criteria are met :-

1. The proposal does not adversely affect the special architectural or historic character of the building;
2. Structural alterations should normally be kept to a minimum;
3. Existing door and window joinery and openings should be retained wherever possible;
4. The design, siting and massing of an extension should respect the main building and be subservient to or visually detached from it;
5. The materials used in any extension or alteration to the building should harmonise with those of the building. They should be appropriate in respect of age, quality, form and design of the main building.

Policy EV/16 – Historic Buildings: Settings

Proposals for development on land within the curtilage of a listed building or within the setting of a listed building or a building of character in a Conservation Area should respect the setting of the building.

Policy EV/17 – Conversion of Historic Buildings

The district council will grant planning permission for the change of use of a listed building or character building in a Conservation Area, where the following criteria are met:-

1. The change of use is essential to the retention and preservation of the building;
2. The new use can be accommodated in the building without significant alterations that would adversely affect the architectural or historic character of the building.



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