

BUILT HERITAGE STATEMENT

Leconfield Road, Loughborough, Leicestershire

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Leconfield Road,
Loughborough
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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS for Bowbridge Homes Ltd. It addresses built heritage considerations in relation to the proposed residential development of land at Leconfield Road, Loughborough, Leicestershire.

This scheme has been submitted to Charnwood Borough Council for outline planning permission (including point of access) for up to 30 dwellings with associated access, landscaping, open space and drainage infrastructure (planning ref: P/20/2199/2). This report has been prepared to accompany the amended plans for the development of the Site.

The assessment identifies and provides a description of the built heritage assets potentially affected by the proposed development and addresses the information requirements of Government's National Planning Policy Framework and the Council's 'Core Strategy' in relation to built heritage. It also responds to comments received from the Conservation Officer on the original scheme and demonstrates how these have been addressed in the amended proposal.

The archaeological impacts of the development are considered separately in the accompanying Archaeological Desk-Based Assessment (RPS October 2020, ref: 26715).

Following a review of designated and non-designated built heritage assets within the site and a 1km search area, the only built heritage asset identified as being sensitive to the proposed development is Burleigh Farmhouse (Grade II Listed Building, NHLE: 1361165), which is located directly to the south of the site.

The site forms a neutral element of the setting of Burleigh Farmhouse and therefore does not contribute to the significance of the Listed Building. This is by virtue of the substantial changes that have already taken place to the farmstead itself and within its setting, whereby the historic rural, agricultural surroundings of the farmhouse have been lost to a general urbanised, residential character.

The development of the site will have no impact on the built fabric of Burleigh Farmhouse where its significance is now principally vested, or the element of its setting that positively contributes to its significance: the group value between the farmhouse and the remaining outbuilding (now converted to residential use). Whilst the site does not contribute to the significance of Burleigh Farmhouse, the amended proposal avoids potential adverse impacts on the Listed Building and has been designed to protect the significance of Burleigh Farmhouse. The open space to the southern part of the site directly adjacent to the farmhouse has been retained which allows for the existing views of the farmhouse to be maintained and avoids any overbearing impact on the Listed Building from the proposed housing. The residential nature of the proposed development is also in-keeping with the existing housing already established within the setting of Burleigh Farmhouse and it will not appear as an incongruous addition. As such, there will be no harm to the significance of Burleigh Farmhouse from the development of the site.

The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and the Council's 'Core Strategy' with regard to built heritage.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS for Bowbridge Homes Ltd. It addresses built heritage considerations to support a live planning application (ref: P/20/2199/2) for the residential development of land at Leconfield Road, Loughborough, Leicestershire (hereafter referred to as the 'Site'). This report has been prepared to accompany the amended plans for the development of the Site.
- 1.2 The Site is c.1.7 hectares in size and is centred at National Grid Reference SK 5095 1755 (Figure 1).
- 1.3 The archaeological impacts of the development are considered separately in the accompanying Archaeological Desk-Based Assessment (RPS October 2020, ref: 26715).
- 1.4 The Site is not allocated for development in the 'Charnwood Local Plan 2021-2037 Pre-Submission Draft' (July 2021). However, the Site was previously considered for allocation in the 'Charnwood SHELAA Site Assessment' (2020) as 'PSH447 Land off Leconfield Road'. In their assessment, Charnwood Borough Council identifies that there are '*no known irresolvable physical/environmental constraints preventing development*'.
- 1.5 In response to consultation on the original planning scheme, Charnwood Borough Council's Conservation Officer provided comments (dated 19th April 2021) which identified that the southern part of the Site formed part of the setting of Burleigh Farmhouse (Grade II Listed Building, NHLE: 1361165) and therefore the development had the potential to result in less than substantial harm to the Listed Building. These comments are addressed fully in Section 5 of this report.
- 1.6 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably 'The Setting of Heritage Assets' (2017) and 'Conservation Principles' (2008) has been consulted to inform the judgements made.
- 1.7 Relevant information, including the listing citations for the relevant heritage assets and data held in the Leicestershire & Rutland Historic Environment Record have been consulted in preparing this Built Heritage Statement (Figures 2 & 3 and Appendix A).
- 1.8 A site visit was also undertaken on 4th June 2021 in good weather conditions which included a walkover of the Site and the surrounding area.
- 1.9 The conclusions reached in this report are the result of historic research, the walkover, map studies and the application of professional judgement. Due to the closure of local and national archives at the time of writing as a result of the Covid-19 restrictions, historic research is limited to available online and in-house resources; this has not affected the conclusions of the report. The findings of this report are based on the known conditions at the time of writing and all maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage

assets are ‘*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*’.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under ‘*Considering potential impacts*’ the NPPF emphasises that ‘*great weight*’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset’s special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

- 2.19 Conservation Principles outlines Historic England’s approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England’s own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

- 2.20 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

- 2.21 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.22 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.23 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.24 This advice note focuses on the management of change within the setting of heritage assets. This document replaces *GPA3: The Setting of Heritage Assets* (March 2017) and *Seeing History in the View* (English Heritage, 2011) in order to aid practitioners with the implementation of national

legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.25 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.26 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.27 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.28 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.29 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

Local Planning Policy

- 2.30 The relevant local development plan policies are contained within the Charnwood Local Plan 2011 to 2028 Core Strategy, which was adopted in 2015 and contains the following policy relating to the historic environment:

Charnwood Local Plan 2011 to 2028 Core Strategy

Policy CS 14

Heritage

- *We will conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make. We will do this by:*
- *requiring development proposals to protect heritage assets and their setting;*
- *supporting development which prioritises the refurbishment and re-use of disused or under used buildings of historic or architectural merit or incorporates them sensitively into regeneration schemes;*
- *working with our partners to prepare Conservation Area Character Statements, Landscape Character Assessments and Village Design Statements;*
- *supporting developments which have been informed by and reflect Conservation Area Character Appraisals, Landscape Character Appraisals and Village Design Statements;*
- *supporting developments which incorporate Charnwood's distinctive local building materials and architectural details;*
- *supporting the viable and sustainable use of heritage assets at risk of neglect or loss, providing such development is consistent with the significance of the heritage asset, especially where this supports tourism or business development;*
- *securing improvements to the following 'at risk' heritage assets through our major developments:*
 - *the Temple of Venus, Garendon Park, Ashby Road, Loughborough*
 - *the Triumphal Arch, Garendon Park, Ashby Road, Loughborough*
 - *Roman villa north of Hamilton Grounds Farm, Barkby Thorpe*
 - *Garendon Park, Ashby Road, Loughborough*
 - *Shepshed Conservation Area*
 - *Taylor's Bell Foundry, Freehold Street, Loughborough*

2.31 The new Charnwood Local Plan 2021-2037 Pre-Submission Draft (July 2021) is currently out for consultation and once adopted, will form part of the development plan and replace the Charnwood Local Plan Core Strategy (2015) and the saved policies from the Borough of Charnwood Local Plan (2004).

2.32 The draft policy relevant to heritage is copied below.

Charnwood Local Plan 2021-37 Pre-Submission Draft

Policy EV8: Heritage

Heritage

We will conserve and enhance our historic environment including our heritage assets (which include archaeological assets) for their own value and the contribution they make to the community, environment and economy. We will support development that:

- *Protects and enhances heritage assets, including non-designated heritage assets, and prevents harm to their significance and setting;*
- *Incorporates Charnwood's distinctive local building materials and architectural details to make a positive contribution to the character and appearance of the area;*
- *Has been informed by our Conservation Area Character Appraisals, Landscape Character Appraisals, Village Design Statements and neighbourhood plans;*

- *Supports the sympathetic reuse of buildings of architectural or historic importance, to ensure they continue to make a positive contribution to the historic environment, and which reinforces local distinctiveness and sense of place;*
- *Conserves, protects and enhances heritage assets at risk through neglect, decay or other threats; and*
- *Sensitively retrofits energy efficient measures and micro-renewables to historic buildings and in conservation areas, whilst protecting heritage assets and their setting for the future in accordance with DS6 Design and CC4 Sustainable Construction.*

We will support neighbourhood plans in identifying and protecting local heritage assets which are of importance to their local community.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is located at the south-western edge of Loughborough. It is formed of one parcel of land which was covered by scrub and high grass at the time of the site visit (Plates 1-4). The Site is bound by mature hedgerows to the north, south and east and by Burleigh Road to the west.
- 3.2 The Site is adjacent to the existing residential development along Leconfield Road, Tynedale Road and Montague Drive to the north and east, and to the housing along Nanpantan Road to the south. The land rises within the Site with the highest point to the southern boundary, and there are intermittent views towards the residential area beyond. To the south of the Site, the rear elevation of Burleigh Farmhouse (Grade II Listed Building) is visible from the southern and western areas (Plate 5).

Historic Development

- 3.3 This Section of the Statement provides an overview of the historic development of the Site and the surrounding area through a map regression exercise and a review of online and in-house resources.
- 3.4 The Site is not shown on any mapping earlier than the nineteenth century, although its topographical position in relation to Burleigh/Brooks Woods and Burleigh Farm can be established from the 1754 map of Charnwood Forest, the 1806 King's map of Loughborough and the 1815 Ordnance Survey (OS) Drawing Plan of Leicester and Loughborough (not reproduced).
- 3.5 The first map to show the Site in detail is the 1884 OS map (Figure 4). The Site is shown to the north of Burleigh Farm and adjacent to Burleigh Wood to the west where it formed part of a larger field. The boundaries were established along the present alignment to the north-west, north-east and east, however the field extended beyond the southern boundary of the Site at this time. A footpath is shown to cross the Site from its north-western corner to Burleigh Farm, the northern half of which is still present today (now leading to a gate in the south-eastern corner). A small rectangular outbuilding is located to the south and a pond is shown in the south-west corner of the Site.
- 3.6 The Site remains largely unchanged to the present day, other than the demolition of the outbuilding by 1903 (map not reproduced), and the filling in of the pond and establishment of the southern boundary on its present alignment by 1964. Within the surroundings of the Site, the mapping shows the growth of the residential areas around the Site, first to the south by the 1960s (Figure 5), and then to the north and west by the 1980s (Figure 6).
- 3.7 The 2019 Google Earth imagery (Figure 6) shows the Site and the surrounding area largely as they are experienced today.

Identification of Built Heritage Assets

Within the Site

- 3.8 The Site is located within the historic extent of Burley Park (MLE594), a later Medieval deer park which was likely emparked around 1300 (Figure 3). The heritage significance and archaeological potential of Burley Park is considered fully in the accompanying Archaeological DBA, but with regard to built heritage there is no evidence of any remains of the park surviving within the Site. Additionally, due to the level of built development and alterations that have already taken place within the area of Burley Park, its heritage significance is now principally understood from documentary resources, and it makes no contribution to the setting of any built heritage asset with regard to its historic function. Burley Park is therefore not considered further within this report.

- 3.9 There are no other designated or non-designated built heritage assets located within the Site (Figures 2 & 3).

Within the Search Area

- 3.10 The built heritage assets located within a 1km search area of the Site are identified on Figures 2 & 3.
- 3.11 The only built heritage asset considered to be sensitive to the proposed development is Burleigh Farmhouse (Grade II Listed Building, NHLE: 1361165) which is located c.20m to the south of the Site. Due to the inter-visibility of the Site with Burleigh Farmhouse and its likely historic functional association, it will be assessed further in Section 4.
- 3.12 There is no inter-visibility between the Site and the other built heritage assets (two Grade II Listed Buildings) identified within the search area due to the distance between them and the intervening built development, vegetation and changes in topography. There is also no evidence of a historic functional association between them and the Site. As such, the proposed development will have no impact on the respective significance of these built heritage assets and they are not assessed further within this report.

4 ASSESSMENT OF SIGNIFICANCE

- 4.1 Paragraph 194 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected by the proposed development, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 4.2 This Built Heritage Statement has identified that Burleigh Farmhouse (Grade II Listed Building) is sensitive to the proposed development and requires further assessment. The full listing description for the Listed Building is included at Appendix A.

Burleigh Farmhouse Grade II Listed Building. NHLE: 1361165.

Summary of Significance

- 4.3 Burleigh Farmhouse is also known as 'Tudor Farmhouse'. It appears to have had historic associations with Burleigh Hall (located c.1.5km to the north-east of the Site); however, this has been lost following the demolition of the Hall in the 1950s and the redevelopment of the wider area.
- 4.4 Burleigh Farmhouse dates from the seventeenth century and is formed of a timber-framed building with white painted brick infill panels constructed on a brick plinth. There is also a brick outshut. The farmhouse was enlarged in the early-mid nineteenth century with a brick section to the south, also painted in white; this is possibly when the name Tudor Farmhouse dates from. The roof is covered with Swithland slates and is hipped over the nineteenth century extension. To the original house is a brick ridge stack and there are twin stacks to the later part.
- 4.5 The external appearance of Burleigh Farmhouse is functional rather than decorative reflecting its agricultural purpose and its seventeenth century construction, although the appearance of the nineteenth century range is more polite in appearance using a symmetrical design across the three bays. The fenestration to the northern (rear) elevation are predominately horizontal sliding sash windows with glazing bars and there is a twentieth century door which is not in its original position. To the southern (principal) elevation the central bay is gabled and projects slightly forwards; there are deep, bracketed eaves and horizontal sliding sash windows with hoodmoulds over. There is also another twentieth century door.
- 4.6 The significance of Burleigh Farmhouse relates to its historic and evidential values as a seventeenth century farmhouse that was altered over time, with the design and size of the nineteenth century range demonstrating the gentrification of the farmhouse. This reflects the changing status and fortunes of farmers during this period and contributes to the narrative of the development of the farmhouse. These heritage values are embodied in the built fabric of the farmhouse, which also provides an understanding of approaches to farming from the seventeenth century as well as the construction techniques and architectural styles used during these periods.

Setting

- 4.7 As shown by the 1884 OS map (Figure 4), the Burleigh Farm complex historically comprised the farmhouse with a series of outbuildings arranged around a courtyard; these were located to the north (rear) of the farmhouse extending partially into the Site, and also to the east. The field to the north (including the Site) also wrapped around the farmstead to the south-east at this time and an area of more formal gardens and/or an orchard was located to the south of the farmhouse. The farmhouse and gardens were set back beyond a field separating the farm from Nanpantan Road.
- 4.8 The outbuildings as shown on the 1884 map had been largely demolished by 1964 (Figure 5) with the exception of the range to the east; this has subsequently been converted to residential use (No. 231a) and is in separate ownership to Burleigh Farmhouse. Residential development along Nanpantan Road to the south has also taken place by this time, with the southern extent of the field

that the Site historically formed part of developed for housing. Further housing has also been built in the previously undeveloped field between the front of the farmhouse and Nanpantan Road to the south-west. By the 1980s, the residential development of the wider area to the north and east of Burleigh Farmhouse had also taken place.

- 4.9 As established above, the historic agricultural and isolated setting of Burleigh Farmhouse has been substantially eroded by the loss of elements of the original farm complex and the residential development of the majority of its immediate and wider setting. There are also audible effects associated with the vehicular use of the surrounding roads which adds to the general urbanisation of the farmhouse's surroundings and reduces the ability to experience the isolation of the farmhouse's original setting.
- 4.10 Additionally, the surviving outbuilding range has been converted and altered to residential use and the cessation of the agricultural activity has also led to the domestication of the farmhouse itself. As such, the historic agricultural character and setting of the surviving buildings at Burleigh Farmhouse has been largely lost and its significance is now principally understood from its built fabric.
- 4.11 The physical relationship between Burleigh Farmhouse and the adjacent outbuilding does however provide some understanding of their historic function. The distinction in form and scale between the buildings reflects the historic functional subservience of the outbuildings to the farmhouse and this group value does provide some contribution to the understanding of the operation of the farmstead as part of Burleigh Farmhouse's setting, although this legibility has been weakened through the modern alterations to the outbuilding and the loss of the other elements of the farmstead.
- 4.12 Due to the level of alteration to the farmstead itself as well the general urbanisation within the immediate and wider setting of Burleigh Farmhouse, it is considered that the significance of the Listed Building is now principally understood from its built fabric, with a low positive contribution from the group value between the farmhouse and former outbuilding as part of its setting.

Contribution of Site to Significance

- 4.13 The Site is located to the rear (north) of Burleigh Farmhouse. The rear elevation of the farmhouse is visible from the Site and the Site will also be visible in return views; due to the orientation of the farmhouse and the intervening vegetation the Site will only be visible from the area to the rear of the farmhouse.
- 4.14 As the Site is adjacent to Burleigh Farmhouse and historically included elements of the wider farmstead (now demolished), there is a historic functional association between them in addition to the visual relationship. This is also apparent from the track that historically crossed the Site from the farmhouse to the north-west (Figure 4).
- 4.15 However, notwithstanding the visual and functional association between Burleigh Farmhouse and the Site, the extent of modern development and alterations that have taken place within its immediate and wider setting in conjunction with the cessation of agricultural activity has substantially eroded the contribution that the setting of the Listed Building can make to its significance. Whilst the Site comprises the only remaining parcel of undeveloped land within the farmhouse's surroundings, the loss of its wider agricultural context, its relative isolation at the edge of the settlement and the visual and physical dominance of the residential character to both the north and south of the farmhouse means the Listed Building is experienced as part of this urbanised, developed context. Additionally, the Site is presently understood as an area of open space rather than a rural, agricultural field. It is also separated from Burleigh Farmhouse by a substantial gravelled area used for parking to the rear and mature vegetation along the boundary; this further visually divorces the present domestic function of the farmhouse from its historic agricultural use.
- 4.16 It is therefore considered that the Site comprises a neutral part of the setting of Burleigh Farmhouse. Whilst views from the Site allow for some understanding of its heritage significance through the visibility of its rear elevation, this is not the only element of the farmhouse's setting that allows for an appreciation of its built form. The views of the farmhouse from the Site also do not allow for an

understanding of the narrative of the development of the farmhouse itself, with no visibility of the nineteenth century addition to the front (south). The group value of Burleigh Farmhouse and the adjacent outbuilding is also more strongly appreciated from the area to the south given the extent of the modern alterations to the rear of the outbuilding which have altered its historic appearance and form.

- 4.17 Although there was clearly a historic visual and physical link between the Listed Building and the Site, the change in character to the farmhouse itself and to its wider surroundings has effectively diminished the contribution the Site can make to the understanding of the Listed Building's heritage to a negligible level.
- 4.18 However, due to the proximity between Burleigh Farmhouse and the Site, the development of the Site does have the potential to impact the significance of the Listed Building. This is assessed further in Section 5.

5 NATURE OF IMPACT

Proposed Development

- 5.1 This proposed development of the Site comprises an outline scheme (including point of access) for up to 30 dwellings with associated access, landscaping, open space and drainage infrastructure; this is currently a live application (planning ref: P/20/2199/2).
- 5.2 This Section should be read in conjunction with the accompanying amended plans which have responded to a number of comments on the original scheme; these include the Illustrative Layout (ref: 007 F), Parameter Plan (ref: 010 B) and Landscape Masterplan (ref: GL1028 14). These show that the proposed housing will be located within the central and eastern parts of the Site adjacent to the existing residential development. The western area of the Site will remain undeveloped – including the area directly to the north of Burleigh Farmhouse – and will form an area of public open space.

Response to Conservation Officer

- 5.3 The Conservation Officer provided comments on the original scheme (email dated 19th April 2021). This summarised the historic and architectural development of Burleigh Farmhouse and notes that the farmhouse is no longer in agricultural use.
- 5.4 With regard to the relationship between Burleigh Farmhouse and the Site, the Conservation Officer states that *'from the historic map regression, it is considered that the site once formed part of Burleigh Farmhouse. It is concluded, however, that it no longer has any meaningful relationship with the farmhouse and evidence of past use associated with the farmhouse has almost entirely been severed'* (our emphasis). The Conservation Officer states that *'it is therefore not considered to be part of the curtilage'*.
- 5.5 The Conservation Officer does go on to identify that *'the site, particularly the southern edge, is however, within the setting to the farmhouse and, as such, is a material consideration. The development therefore has the potential to result in less than substantial harm to the setting of the designated heritage asset'*. They do not specifically state whether they considered that the original scheme did result in less than substantial harm to Burleigh Farmhouse.
- 5.6 Whilst the Conservation Officer states that the Site does form part of the setting of Burleigh Farmhouse, they do not explicitly state the nature of any contribution (if any) that they consider the Site makes to the significance of the Listed Building. However, in view of their comment that the Site *'no longer has any meaningful relationship with the farmhouse'*, it can be reasonably contended that they consider the contribution to be neutral or at worst, negligible. This broadly corresponds with the assessment above that the Site in its present state provides no contribution to the significance of Burleigh Farmhouse.
- 5.7 The Conservation Officer outlines potential mitigation measures with regard to the original scheme and suggests that the open space to the western edge of the Site is extended along the southern boundary, effectively removing the built development proposed to the rear of Burleigh Farmhouse and the former outbuilding (two proposed dwellings). They considered that this would provide some *"breathing space" to the listed building and protect the views of the north elevation of the farmhouse, ensuring that this important façade to the listed building can still be appreciated by the wider public'*.
- 5.8 As described below, the amended scheme responds to the comments made by the Conservation Officer to protect the significance of Burleigh Farmhouse and avoid harm to the Listed Building. Whilst this change proposes the removal of one dwelling rather than two, this change provides the required 'breathing space' to the rear of Burleigh Farmhouse and protects the views of the north

elevation. Additionally, the delivery of the public open space within the western part of the Site will allow for a greater appreciation of the building as the Site is not presently publicly accessible.

Nature of Impact

Burleigh Farmhouse

- 5.9 The proposed development of the Site would have no impact on the built fabric of Burleigh Farmhouse which is where its heritage significance is now principally vested. It would also have no impact on the group value between the farmhouse and the adjacent former outbuilding which positively contributes to the significance of Burleigh Farmhouse as part of its setting. There will also be no impact on how Burleigh Farmhouse is experienced from the front (south) where the narrative of the development of the farmstead can be more strongly understood.
- 5.10 The Site has been established to form a neutral element of the setting of Burleigh Farmhouse whereby it provides no contribution to its significance. Notwithstanding this, the amended design of the scheme has been designed to protect the significance of the Listed Building by retaining the open space within the western part of the Site and extending this along the southern boundary to the rear (north) of the Listed Building. This ensures that direct views of Burleigh Farmhouse across undeveloped open land will remain possible, and the present visibility of the rear elevation of the Listed Building from within the Site will be maintained. Additionally, the creation of an area of public open space within this part of the Site will increase opportunities to appreciate the Listed Building as the Site is not currently publicly accessible.
- 5.11 The setback of the proposed housing from the rear of Burleigh Farmhouse will also reduce the potential for any overbearing impact on the Listed Building, with the vegetation along the boundary softening and filtering views of the proposed built form to the north-east of the Listed Building. Also, due to the existing residential development already established within the setting of Burleigh Farmhouses, the proposed development will not appear incongruous. The reserved matters stage will also allow for further details on the design and appearance of the proposed dwellings to ensure there is no harm to Burleigh Farmhouse.
- 5.12 It is therefore considered that the proposed development of the Site will not harm the significance of Burleigh Farmhouse. As such, the scheme is in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act (1990) and does confirm to the requirements of the NPPF; the balancing exercises of paragraphs 201 and 202 are not engaged. The proposal is also in accordance with local plan policy CS 14 which requires development proposals to protect heritage assets and their settings.

6 CONCLUSION

- 6.1 This Built Heritage Statement has been prepared by RPS for Bowbridge Homes Ltd. It addresses built heritage considerations in relation to the proposed residential development of land at Leconfield Road, Loughborough, Leicestershire. It has been prepared to accompany the amended plans for the proposed development of the Site.
- 6.2 This Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.
- 6.3 Following a review of designated and non-designated built heritage assets within the site and a 1km search area, the only built heritage asset identified as being sensitive to the proposed development is Burleigh Farmhouse (Grade II Listed Building, NHLE: 1361165), which is located directly to the south of the site.
- 6.4 The site forms a neutral element of the setting of Burleigh Farmhouse and therefore does not contribute to the significance of the Listed Building. This is by virtue of the substantial changes that have already taken place to the farmstead itself and within its setting, whereby the historic rural, agricultural surroundings of the farmhouse have been lost to a general urbanised, residential character.
- 6.5 The development of the site will have no impact on the built fabric of Burleigh Farmhouse where its significance is now principally vested, or the element of its setting that positively contributes to its significance: the group value between the farmhouse and the remaining outbuilding (now converted to residential use). Whilst the site does not contribute to the significance of Burleigh Farmhouse, the amended proposal avoids potential adverse impacts on the Listed Building and has been designed to protect the significance of Burleigh Farmhouse. The open space to the southern part of the site directly adjacent to the farmhouse has been retained which allows for the existing views of the farmhouse to be maintained and avoids any overbearing impact on the Listed Building from the proposed housing. The residential nature of the proposed development is also in-keeping with the existing housing already established within the setting of Burleigh Farmhouse and it will not appear as an incongruous addition. As such, there will be no harm to the significance of Burleigh Farmhouse from the development of the site.
- 6.6 The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and the Council's 'Core Strategy' with regard to built heritage.

REFERENCES

- Charnwood Borough Council, 2015. *Charnwood Local Plan 2011 to 2028 Core Strategy*.
- Charnwood Borough Council, 2019. *Draft Charnwood Local Plan 2019-36*.
- Charnwood Borough Council, 2020. *Charnwood SHELAA Site Assessment*.
- Charnwood Borough Council, 2021. *Charnwood Local Plan 2021-2037 Pre-Submission Draft*.
- Department for Communities and Local Government, 2018. *National Planning Practice Guidance (NPPG)*.
- Historic England, 2008. *Conservation Principles, Policies and Guidance*.
- Historic England, 2015. *Historic England Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment*.
- Historic England, 2017. *Historic England Good Practice Advice Note 3 – The Setting of Heritage Assets*. Second Edition.
- Historic England, 2021. *National Heritage List for England*.
- Leicestershire & Rutland Historic Environment Record, 2020.
- Ministry of Housing, Communities & Local Government, 2021. *National Planning Policy Framework*.



PLATES



Plate 1: View from the centre of the Site towards the north-east



Plate 2: View from the northern extent of the Site towards the south



Plate 3: View across the Site towards Burleigh Farmhouse to the south-west

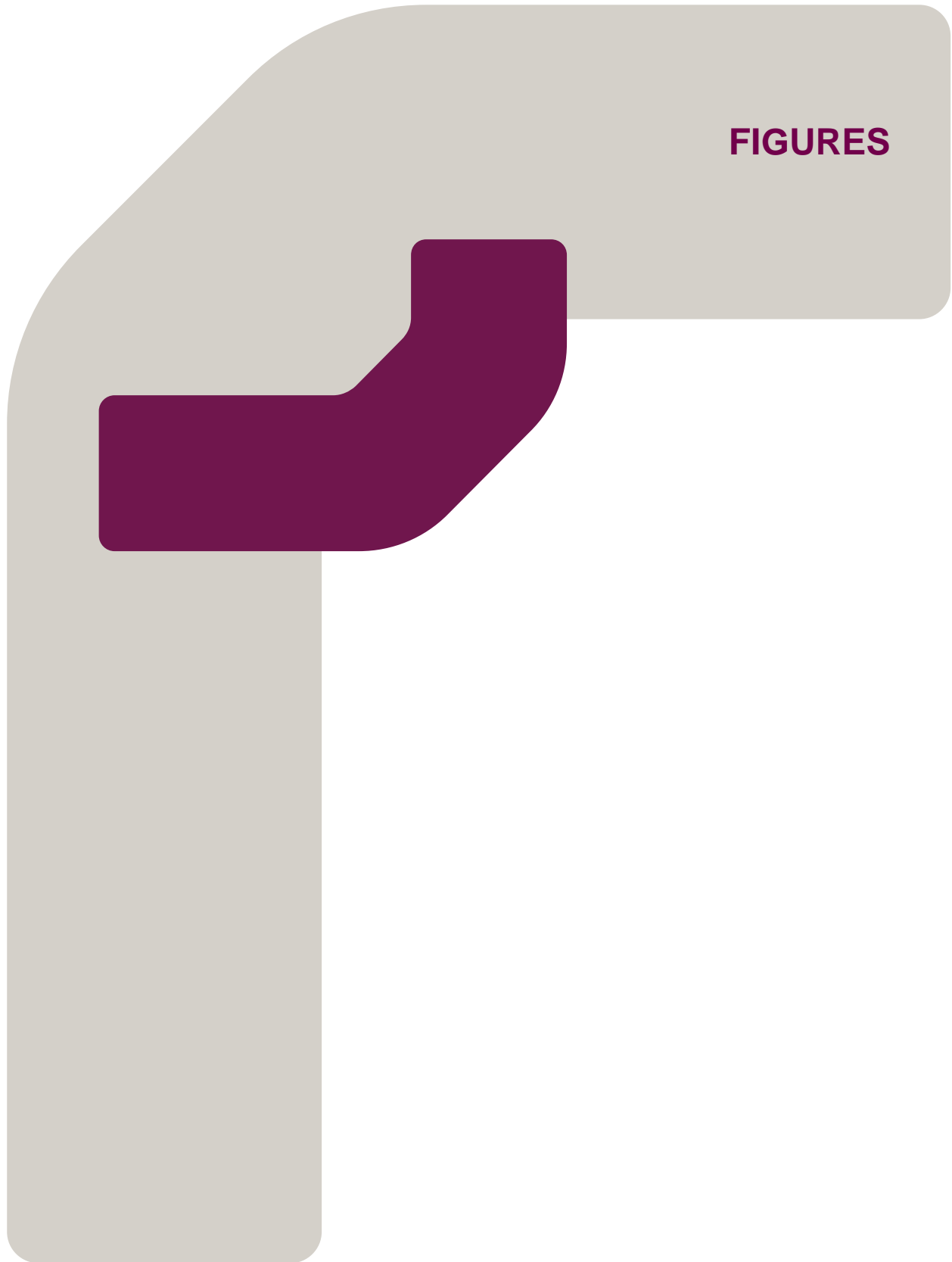


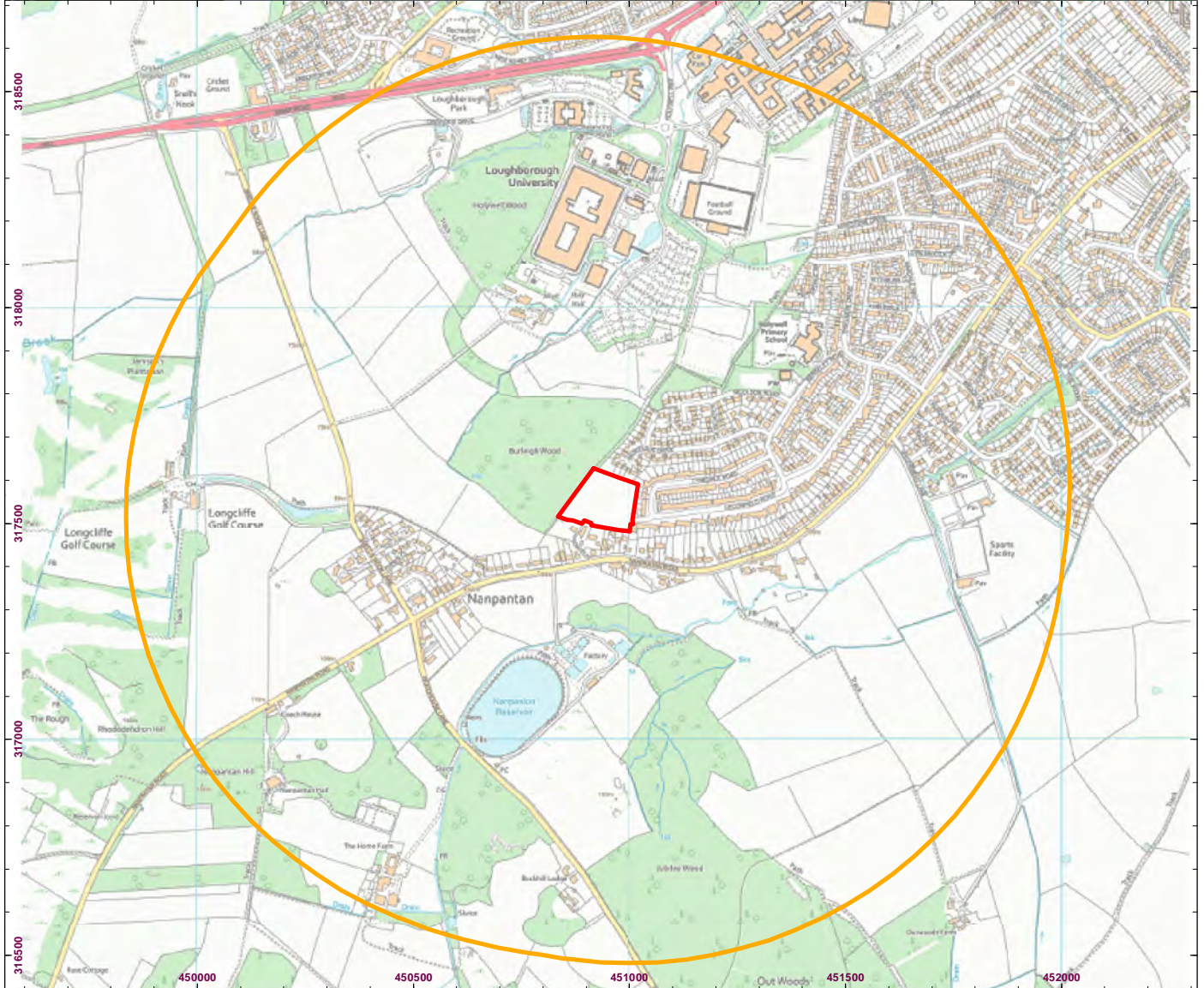
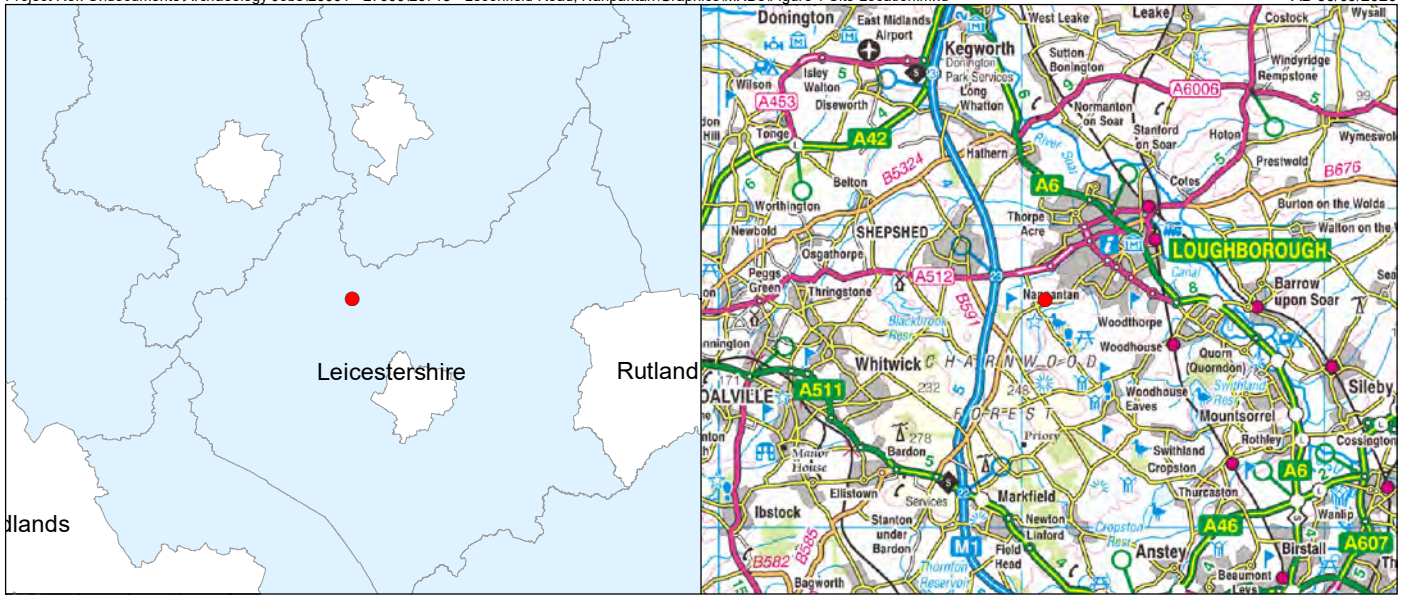
Plate 4: View from the centre of the Site towards Burleigh Wood adjacent to the western boundary





Plate 5: View of rear elevation of Burleigh Farmhouse and adjacent outbuilding (No. 231a) from Site to south-west

FIGURES





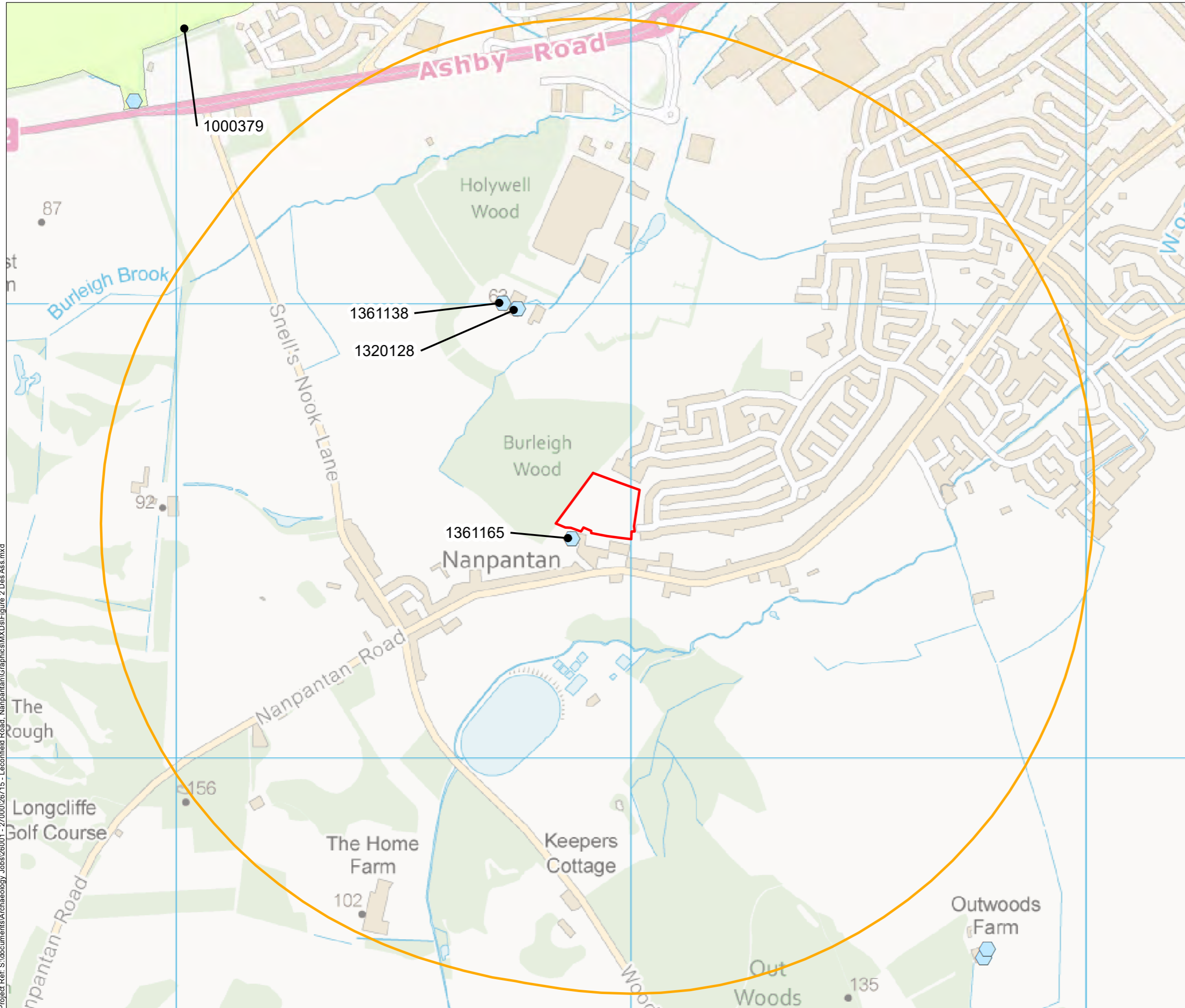
-  Site Boundary
-  Search Area



0 150 300 450 m
Scale at A4: 1:15,000



Figure 1
Site Location



Site Boundary

Search Area

Listed Buildings

Grade

- ◆ I
- ◆ II*
- ◆ II

Parks And Gardens

Grade

- I
- II*
- II

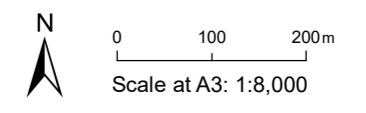
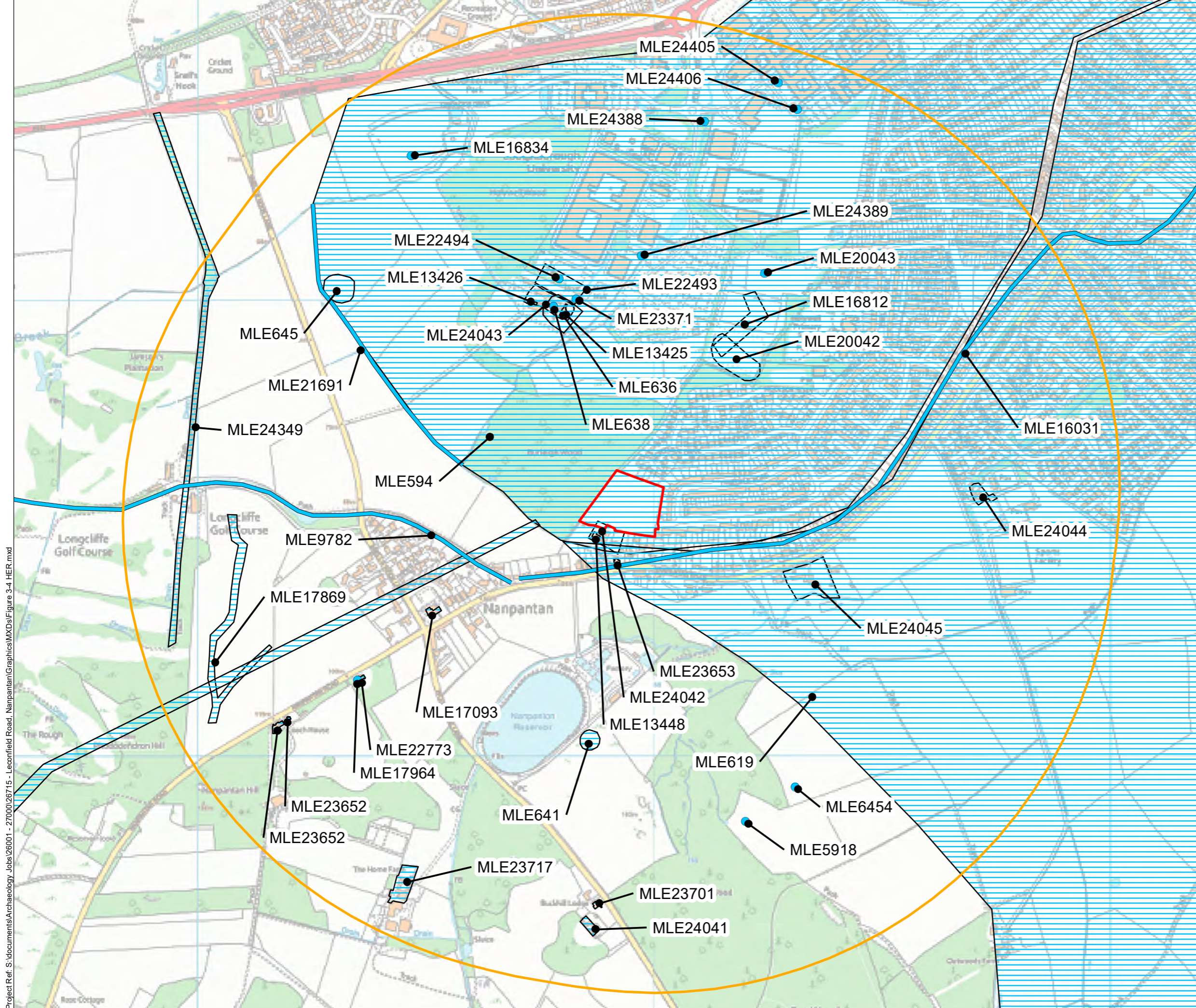


Figure 2
Designated Built Heritage Assets

Project Ref: S:\documents\Archaeology_Jobs\26715 - Leconfield Road, Nanpantan\Graphics\MXDs\Figure 2 Des Ass.mxd



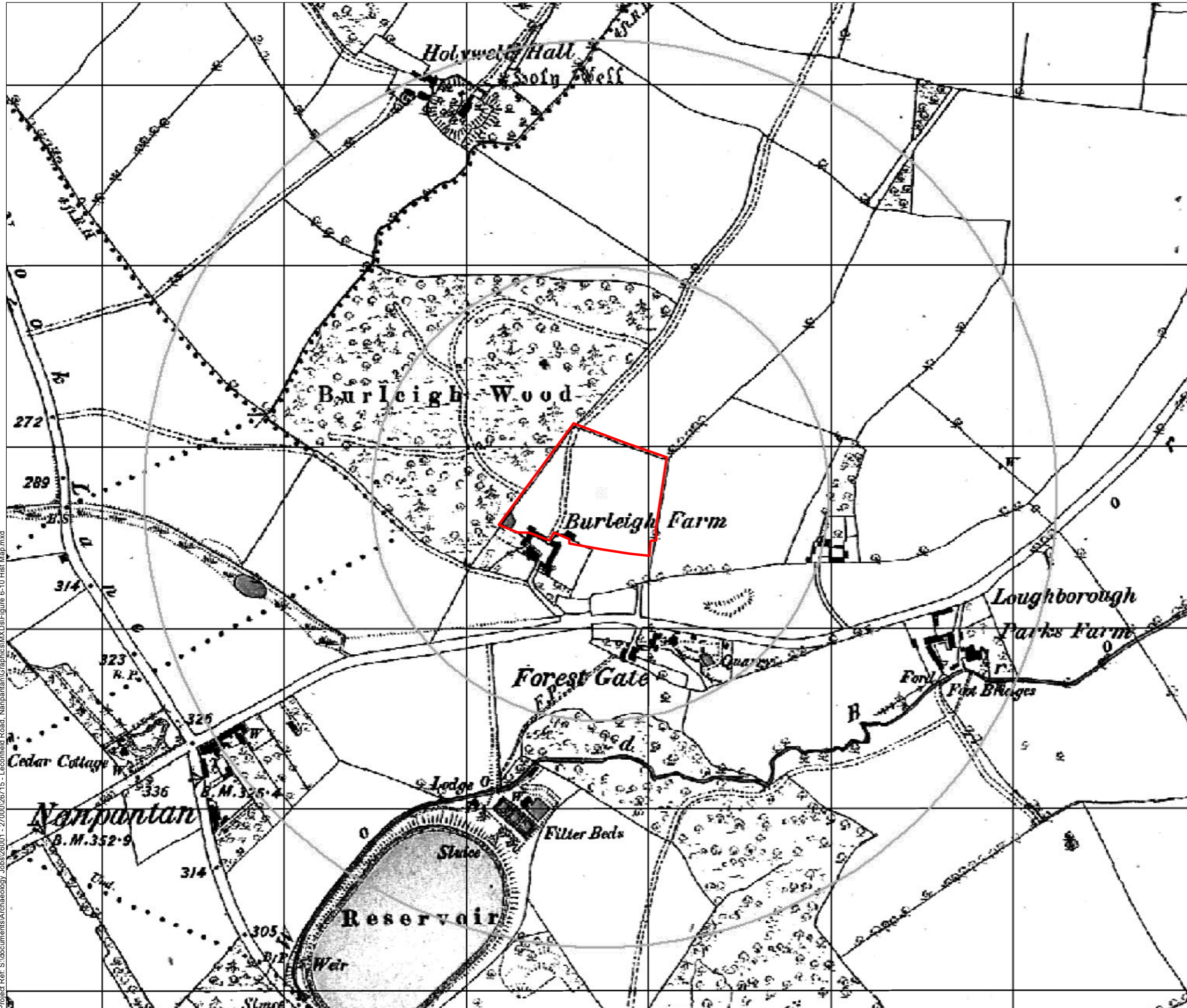
- Site Boundary
- Search
- Monument Points
- Monument Lines
- Monument Areas

N
 0 100 200m
 Scale at A3: 1:8,000



Figure 3
 HER Data Monuments

Project Ref: S:\documents\Archaeology_Jobs\26001 - 27000\26715 - Leonfield Road, Nanpantan\Graphics\MXD\Figure 3-4 HER.mxd



Site Boundary

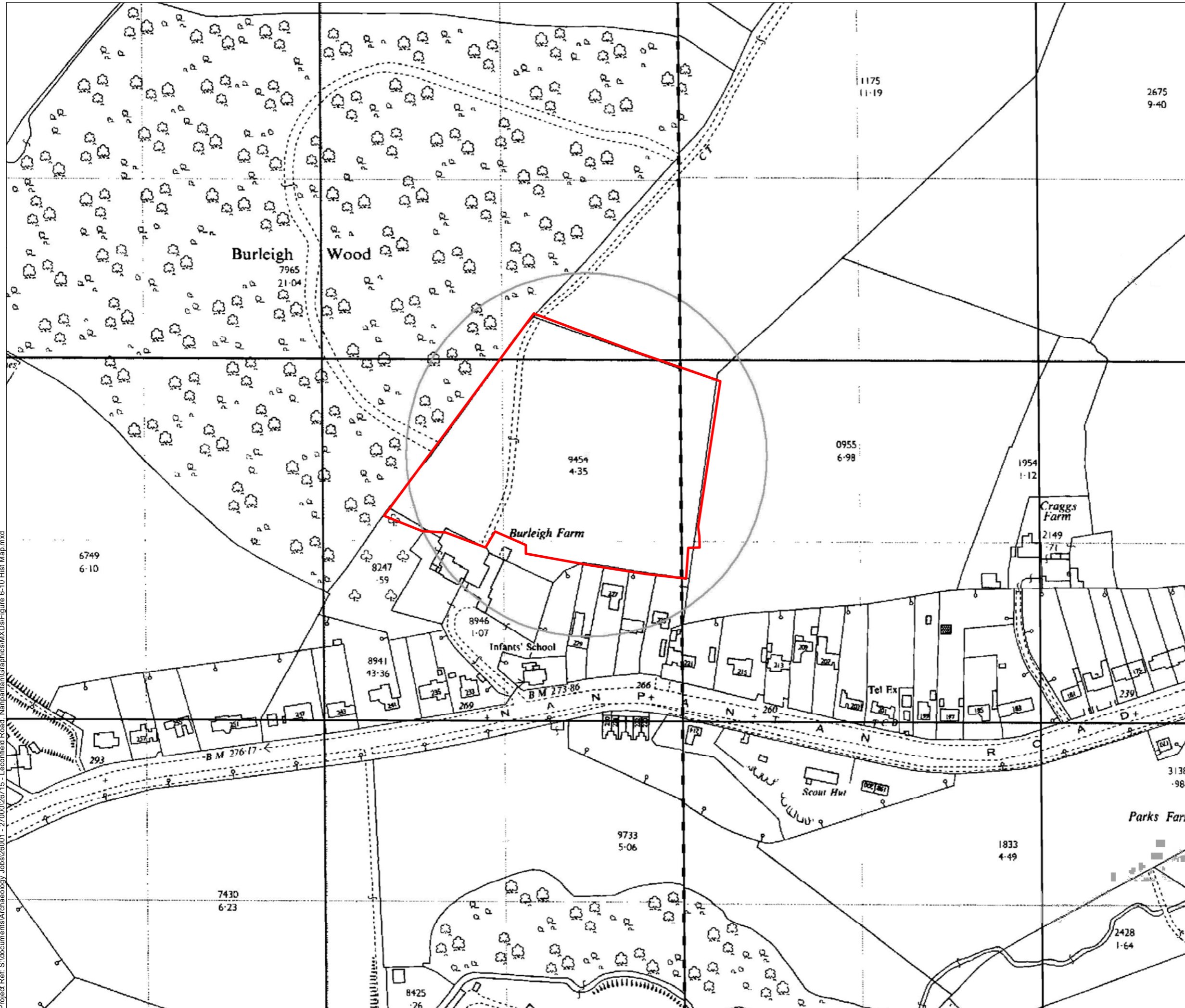


0 50 100m
Scale at A3: 1:4,000



Figure 4
Ordnance Survey Map 1884

Project Ref: S:\documents\Archaeology_Loos\26001 - 27000\26715 - Leconfield Road, Nampantan\Graphics\MXD\Figure 6-10_Hist_Map.mxd



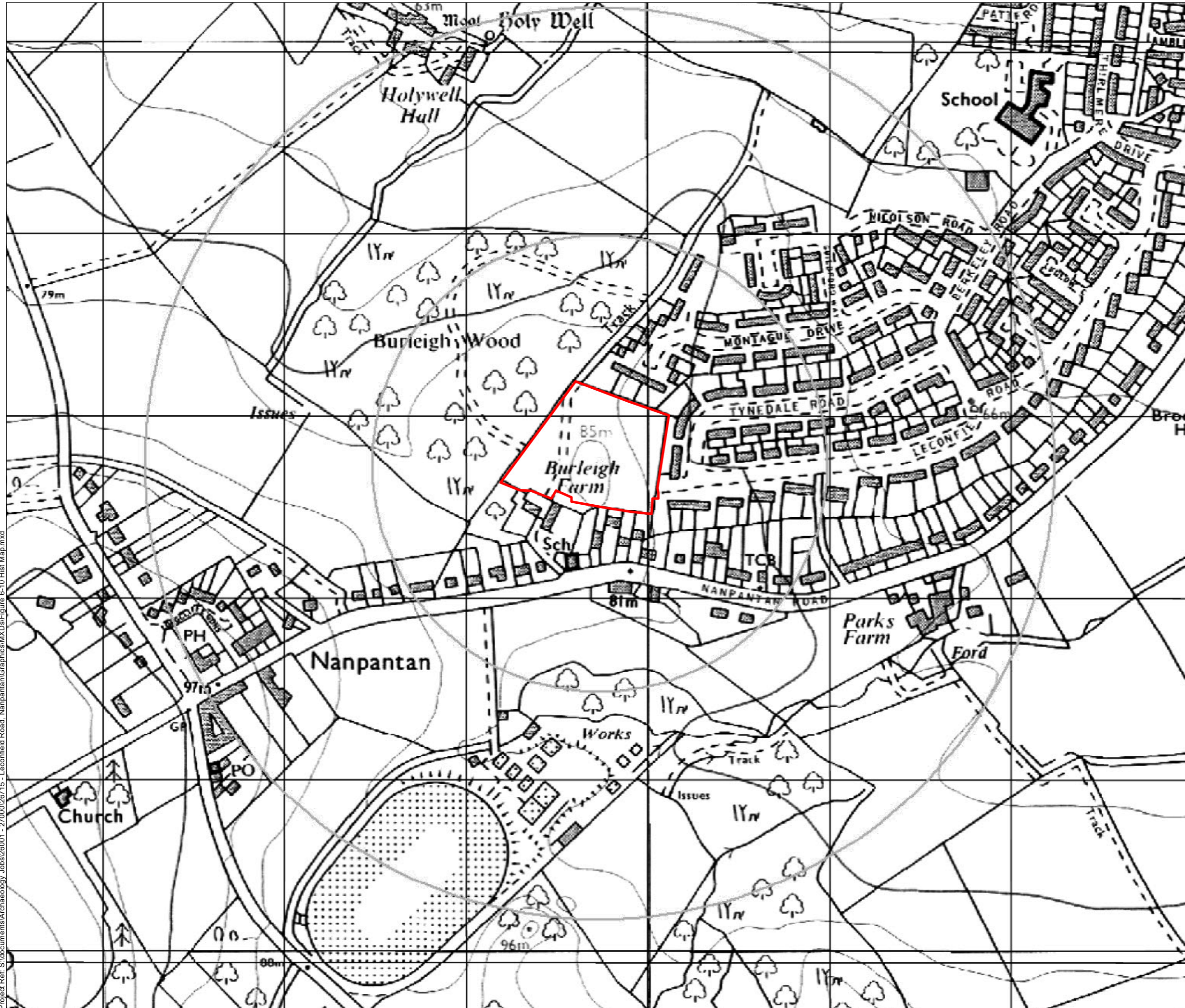
 Site Boundary

N
 0 25 50m
 Scale at A3: 1:2,000



Figure 5
 Ordnance Survey Map 1964

Project Ref: S:\documents\Archaeology_Jobs\26001 - 27000\26715 - Leconfield Road, Nantantani\Graphics\MXDs\Figure 6-10_Hist_Map.mxd



Site Boundary



0 50 100m
Scale at A3: 1:4,000



Figure 6
Ordnance Survey Map 1983-1986



Site Boundary



0 15 30m
Scale at A3: 1:1,500



Figure 7

Google Earth Imagery 2019

Appendix A

HER Gazetteer

HER No.	Name	Location	Date
	Monuments		
MLE594	Burley Park	SK 513 184	Medieval
MLE619	Loughborough Park	SK 521 172	Medieval
MLE636	Medieval moat at Holywell Hall	SK 507 179	Medieval
MLE638	Possible chapel site, Holywell Hall	SK 507 179	Medieval
MLE641	Roman site north of Buckhill Lodge	SK 508 170	Roman
MLE645	Roman site west of Holywell Hall	SK 503 180	Roman
MLE5918	Roman finds from south of Parks Farm	SK 511 168	Roman
MLE6454	Iron Age coin from south of Parks Farm	SK 513 169	Late Iron Age
MLE9782	Charnwood Forest Canal	SK 46 18	Post-medieval
MLE9791	Medieval boundary ditch, Earl's Dyke	SK 49 15	Medieval to Post-medieval
MLE13425	HOLYWELL FARMHOUSE, ASHBY ROAD (SOUTH SIDE), LOUGHBOROUGH	SK 507 179	Medieval to Modern
MLE13426	OUTBUILDING TO HOLYWELL FARM, ASHBY ROAD (SOUTH SIDE), LOUGHBOROUGH	SK 507 179	Medieval to Modern
MLE13448	BURLEIGH FARMHOUSE, NANPANTAN ROAD (NORTH SIDE), LOUGHBOROUGH	SK 508 174	Post-medieval to Modern
MLE16031	Loughborough to Nanpantan wagonway	SK 520 186	Post-medieval
MLE16834	Features at Holywell Park, New Ashby Road	SK 504 183	Unknown
MLE16812	Geophysical anomalies west of Holywell County Primary School	SK 511 179	Unknown
MLE17093	The Priory Hotel, Nanpantan Road	SK 505 173	Modern
MLE17869	Earthworks west of Nanpantan	SK 500 173	Unknown
MLE17964	War memorial, St Mary's church, Nanpantan	SK 503 171	Modern
MLE20042	Possible prehistoric activity at Holywell Park	SK 511 178	Late Prehistoric
MLE20043	Charcoal burning clamps at Holywell Park	SK 512 180	Post-medieval
MLE21691	Boundary ditch, Burleigh Wood/Burleigh Brook	SK 5041 1792	Medieval to Post-medieval
MLE22493	Medieval garden, Holywell Hall	SK 5079 1803	Medieval
MLE22494	Saxon pottery from north of Holywell Hall	SK 5079 1804	Anglo Saxon
MLE22773	St Mary in Charnwood Church, Nanpantan Road	SK 5035 1716	Post-medieval to Modern
MLE23371	Holy Well, Holy Well Haw/Holywell Hall, Holywell Way	SK 5082 1800	Medieval to Post-medieval
MLE23652	NANPANTAN HALL LODGE (& OUTBUILDINGS), NANPANTAN ROAD	SK 5018 1706	Post-medieval to Modern
MLE23652	NANPANTAN HALL LODGE (& OUTBUILDINGS), NANPANTAN ROAD	SK 5018 1706	Post-medieval to Modern
MLE23653	NANPANTAN PRIMARY SCHOOL, NANPANTAN ROAD	SK 5091 1742	Post-medieval to Modern
MLE23701	BUCKHILL LODGE, WOODHOUSE LANE	SK 5087 1667	Post-medieval to Modern
MLE23717	HOME FARM, WOODHOUSE LANE	SK 5044 1672	Post-medieval to Modern

BUILT HERITAGE STATEMENT: LECONFIELD ROAD, LOUGHBOROUGH, LEICESTERSHIRE

MLE24041	Buck Hill Farm, Woodhouse Lane	SK 5085 1662	Post-medieval to Modern
MLE24042	The Tudor Farmhouse, Nanpantan Road	SK 5089 1748	Post-medieval to Modern
MLE24043	Holywell Farm, Ashby Road	SK 5076 1799	Post-medieval to Modern
MLE24044	Charnwood Borough Council, Parks Department Buildings, Watermead Lane	SK 5171 1757	Post-medieval to Modern
MLE24045	Loughborough Parks Farm, Nanpantan Road	SK 5134 1739	Post-medieval to Modern
MLE24349	Tree avenue, west of Snell's Nook Lane, Loughborough	SK 4997 1782	Post-medieval to Modern
MLE24388	Flame sculpture, Holywell Way	SK 5110 1839	Modern
MLE24389	Double Movement sculpture, Gas Research and Technology Centre, Loughborough	SK 5097 1809	Modern
MLE24405	La Retraite sculpture, Mathematics Building, Loughborough University	SK 5127 1847	Modern
MLE24406	Strike sculpture, Physics Building, Loughborough University	SK 5131 1841	Modern

Appendix B

Statutory List Description

Burleigh Farmhouse. Grade II Listed Building.
NHLE: 1361165. Date listed: 5th November 1984.

NANPANTAN ROAD (north side) Burleigh Farmhouse

II

Farmhouse; C17, timber-framed with white painted brick infill, on brick plinth, with brick outshut, enlarged early-mid C19, in brick, painted white, to south. Swithland slate roofs hipped over C19 part. Brick ridge stack to original house, twin stacks, diagonally set, in hip of C19 roof, 2-storeys throughout. North facade: fenestration mostly horizontally-sliding sash windows with glazing bars. C20 door, not in original position. South facade: 1-1-1, central bay gabled and slightly projecting. Deep, bracketed eaves. Horizontally-sliding sash windows, with hoodmoulds over. Central C20 door.

Listing NGR: SK5087117483

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