



Historic England

EAST MIDLANDS OFFICE

[REDACTED]
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Direct Dial: [REDACTED]

Our ref: [REDACTED]

1 December 2015

Dear [REDACTED]

Request for Pre-application Advice

GREAT STAIR AND LIBRARY, BURLEY ON THE HILL , RUTLAND, LE15 7FH

Thank you for contacting us on 25th November 2015 seeking our pre-application advice on your proposals for the above site.

We confirm that this request meets our statutory criteria for engagement and we would be pleased to provide advice. We offer up to 15 hours of free Initial Pre-application advice in the first instance; following that, if further advice is required, we can offer our Extended Pre-application service, which is charged on a cost-recovery basis. Charging will only commence after the first 15 hours and if the service is formally commissioned from us. Further information on our Extended Pre-application service can be found on our website at www.HistoricEngland.org.uk/EAS

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

I will be the lead specialist for your case and will be in touch shortly regarding your proposals. In the meantime, if you have any questions please do contact me.

Yours sincerely

Neville Doe

Assistant Inspector of Historic Buildings and Areas

E-mail: neville.doe@HistoricEngland.org.uk



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

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Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



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[REDACTED]

13 April 2016

Dear [REDACTED]

Pre-application Advice

GREAT STAIR AND LIBRARY, BURLEY ON THE HILL , RUTLAND, LE15 7FH

Burley on The Hill is listed at Grade I placing it within approximately the top 2% of listed buildings in the country. The proposal is to sub-divide and create two separate dwellings from one of the existing single dwellings that contains what was the library and great stair when the house was a single residence. The proposal is only in the earliest of stages, and we understand that to date no drawings of the proposed scheme have been produced. We have however met the owner on site to look round the building and to discuss the general concept. We have no objection to the broad principle of sub-division into two dwellings, subject to any proposal being informed by a detailed understanding of the significance of the heritage asset, in particular those parts of its fabric and form that would be most affected by the proposal.

Advice

The main impact is likely to be on the plan-form and internal layout of the building, both of which contribute to the character and appearance of the heritage asset. While we acknowledge that the plan-form has been compromised to some extent from when the building was previously sub-divided and converted into separate dwellings, we would nevertheless expect any scheme to be sensitive to the remnants of the surviving historic plan-form, and to seek to minimise any further impact upon it. It is also likely that the proposal will involve intervention whereby building fabric/ architectural features is removed, altered or disturbed. As previously referred to above, a thorough and detailed analysis of all fabric and its historic significance in the first instance, will help to provide an understanding of where significance lies, and will help to minimise or avoid conflict between the heritage assets conservation and any aspect of the proposal. Older fabric will obviously have greater significance, while later fabric and features, such as that dating from the C20 and from the more recent conversions is likely to be of lesser significance and its loss or alteration is more likely to be less



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cause for concern. Thought should also be given to any 'making good which will be required following the sub-division, to ensure a high quality finish, and to achieve an appropriate level of continuity and integration with the existing form and fabric.

In determining any planning or listed building consent application, the local planning authority will be guided by, and will test the proposal against the policies contained within the National Planning Policy Framework (NPPF). Paragraph 132 of the NPPF states that *when considering the impact of a proposed development on the significance of a designated heritage asset, Great weight should be given to the asset's conservation...it continues, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*

Paragraph 134 states that where development would result in harm a heritage asset that is less than substantial, the harm should be weighed against the public benefits of the proposal.

On the basis of the limited information that we have, it seems reasonable to conclude that sub-division will not be without any impact, and that in our view, those impacts would not result in substantial harm to significance of the heritage asset, although this can only be confirmed via the submission of formal proposal drawings and the requisite supporting background papers. Therefore it will be for you as the applicant to ensure that you seek to minimise harm to significance, and to make a convincing case that any harm to significance is justified.

We also recommend that you seek pre-application advice from the local planning authority with regard to how such a proposal might be viewed in the context of local plan policy and previous planning history

Next Steps

Thank you for involving us at the pre-application stage. We are broadly content with your proposals, subject to you addressing the issues as outlined above before any statutory approval is sought.

Yours sincerely

Neville Doe

Assistant Inspector of Historic Buildings and Areas

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Pre-application Advice

List of information on which the above advice is based



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