

REPORT 6

HARBOROUGH DISTRICT COUNCIL

REPORT TO THE CABINET MEETING OF 1 July 2019

PUBLIC REPORT: N

EXEMPT REPORT: N

Report Title	Misterton Conservation Area
KEY DECISION	No
Report Author	Sam Peppin Vaughan - Conservation Officer
Purpose of Report	For Cabinet to Recommend to Council to designate a conservation area at the settlement of Misterton.
Reason for Decision	To ensure that the unique character of Misterton is recognised and given protection through the planning process.
Portfolio (holder)	Cllr Bateman, Regulatory
Corporate Priorities	CO 1 Keeping the District a great place to live.
Financial Implications	Procurement of external consultant to produce associated guidance.
Risk Management Implications	Failure to designate the area could lead to a loss of historic character around Misterton.
Environmental Implications	Proposal would protect the local historic environment.
Legal Implications	Conservation Area would need to be designated in line with the provisions of the Listed Buildings and Conservation Area Act (1990) as amended.
Equality Implications	None
Data Protection Implications	None
Consultation	Matter has been raised with County Council as major local landowner and developer and Historic England. The confirmation of any conservation area will follow a period of six weeks statutory public consultation and will be in the light of the outcomes of that public consultation.
Options	1 – Designate conservation area to suggested boundary shown in Appendix A. 2 – Designate conservation area to different boundary. 3 – Do not designate conservation area.
Background Papers	<ul style="list-style-type: none"> • Listed Buildings and Conservation Area Act (1990) as amended. • 19/00250/OUT – East of Lutterworth SDA
Recommendation	That Cabinet agree to recommend to Council to: 1. Designate a Conservation Area around the

	<p>settlement of Misterton.</p> <p>2. Commission a character appraisal and management plan to be made to define the character of the area and guide its future management.</p>
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1. Introduction

- 1.1 Misterton is a historic hamlet which is thought to date back to the Anglo Saxon times, where there was a historic minster, one of only four in Leicestershire and the only one in the Harborough District.
- 1.2 The present day hamlet contains the medieval church St. Leonard's (listed at Grade II*), the manor house, former rectory, pair of lodges and a handful of more modern houses. The Hall sits in its historic parkland of mature trees.
- 1.3 The close relationship between the hall, its gardens, lodges and parkland as well as the church and rectory is evident and forms and small but attractive landscape.
- 1.4 The former rectory is of historic interest, dating back to the 1840s, it was a listed building until 2017 when it was de-listed by Historic England at the request of its owner. Internal alterations had detrimentally affected its historic interest – externally it is an attractive building in its own right and prominently visible in association with the church when approaching the settlement from the north.
- 1.5 The hall is understood to contain fabric dating back to the 17th century, but has been heavily altered and is not listed. There are a number of associated outbuildings, walls and a lake with weir much of which is believed to be of historic interest.
- 1.6 The pair of red-brick estate lodges front the A4304, Lutterworth Road are of high architectural interest in their own right but are not listed. The East Lodge also retains historic railing and gates.
- 1.7 The parkland is characterised by mature trees with Chapel Lane cutting across the middle. The trees within the park are covered by a County TPO, which offers some protection, but only allows for the consideration of each tree on its own merit rather than the impact on a historic landscape. To the north of St Leonard's are a number of features within the ground the exact nature of which is unclear, speculation varies between medieval fishponds or nineteenth century garden features.
- 1.8 Overall it is considered that the area has a special character and appearance which it is desirable to preserve and as such is suitable for designation as a conservation area.

2 Threat to character

- 2.1 It is unusual for a historic hall, which survives in its historic setting such as this not to be listed and as such, the buildings and landscape have very limited statutory

protection.

- 2.2 It is also unusual for such a landscape to have survived so close to major transport routes such as the M1 & A4304.
- 2.3 With the adoption of the local plan and its allocation of the Lutterworth Strategic Development Area (SDA) just to the north, it is anticipated that the area is likely to come under increased development pressure which could harm this special character.
- 2.4 It is understood that enquiries have been made about the demolition of the rectory –something which at present would fall outside planning controls.
- 2.5 As such it is considered that the designation of the conservation area should be treated as a matter of priority.

3 Conservation area

- 3.1 It is recommended that Cabinet recommend to Council that a small conservation area could be designated around the settlement incorporating the hall, its grounds, the parkland, churchyard and former rectory. A map of the suggested boundary is included in Appendix A.
- 3.2 This would give the area the status of a heritage asset, which would be a material planning consideration as part of any future planning applications.
- 3.3 It would bring the demolition of buildings and the felling of trees within planning control and allow greater control over external alterations and new development within the boundary of the new conservation area, if confirmed.
- 3.4 It would also be a positive step for the council to manage change within an important local historic environment.
- 3.5 If designated, it is recommended that a character appraisal to identify what gives the area its special character and management plan to set out how the council proposes to manage the area to retain its special character are prepared and adopted.
- 3.6 The proposed conservation area, in part, lies within the application site of the East of Lutterworth SDA in an area designated as public open space, it would not have any impact on the area for built development.
- 3.7 At present, there is not sufficient in-house resource to carry out this work and as such it is recommended this work is sourced externally this work can be undertaken within existing approved budgets.

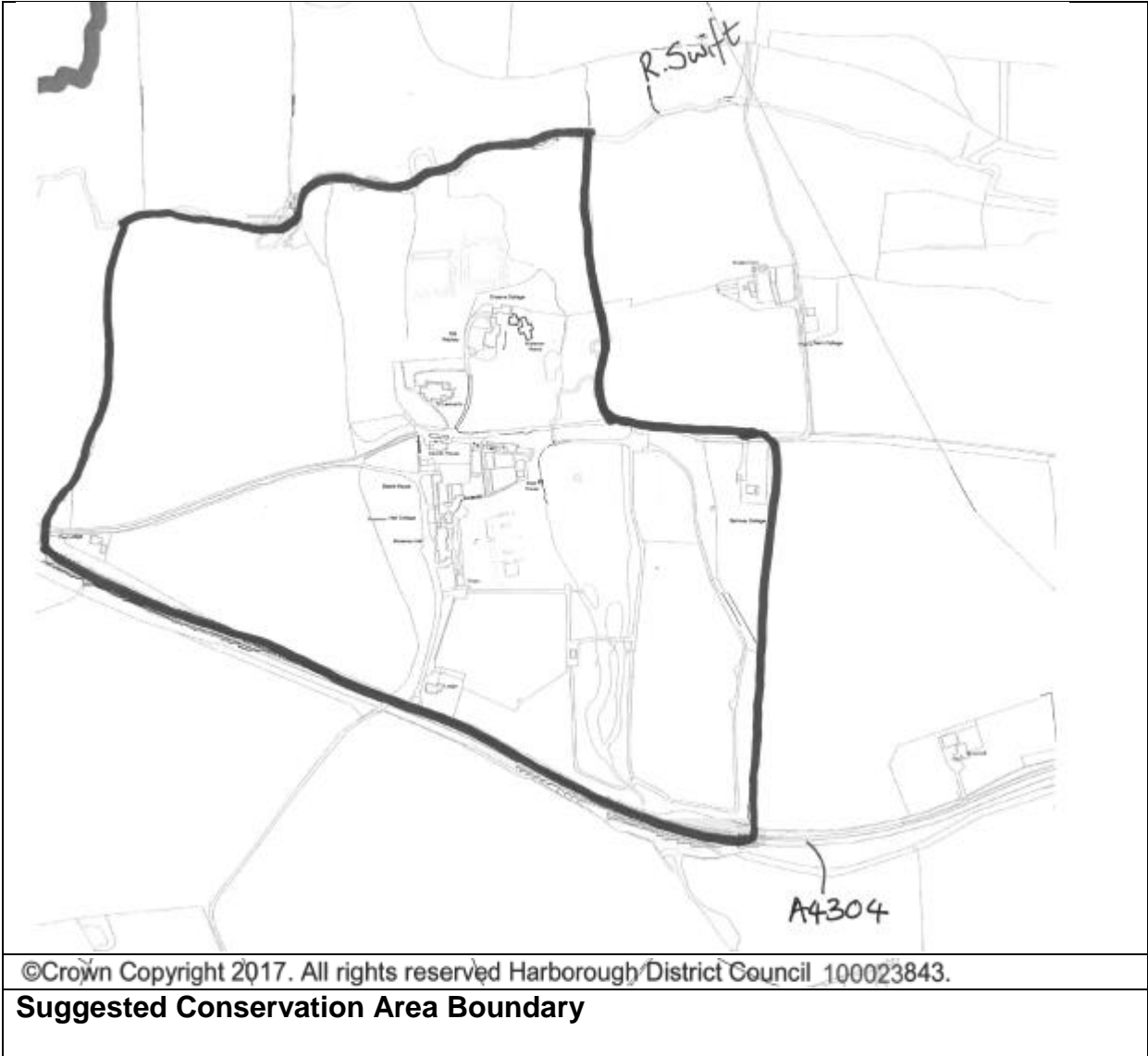
4 Timeframes

- 4.1 It is recommended that any designation is made quickly, if approved by Council, and prior to public consultation, because of the potential threat to existing buildings

already referred to; designation immediately confers the protection associated with a conservation area. It will be a material consideration in the discussions about the East of Lutterworth planning application.

- 4.2 Once designated, the production of the appraisal and management plan can be procured – this should take no longer than 3 months. The results of the appraisal and management plan would then need to be subject of public consultation.

Appendix A – Suggested Boundary



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Suggested Conservation Area Boundary