
Delegated report Officer: Aimee Dobb

Application ref. DMPA/2026/0319

Listed Building Consent to rebuild the boundary wall the same as existing at 4 Aston Lane, Shardlow, Derby, DE72 2GX

Valid date: 06/03/2026

Consults expired: 16/04/2026

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/2001/0183 – The demolition of a single storey lean to extension and the erection of a two-storey extension. (Granted 19th April 2001)

9/2001/0196 – The erection of a two-storey extension at the rear. (Approved 25th April 2001)

DMOT/2021/0182 – Approval of details required by condition(s) 3 & 4 of permission ref: DMPA/2020/1144 relating to the demolition of existing garden room and the erection of a single storey extension with new entrance porch, an extension to the existing garage, the replacement of existing garage doors and new glazed screen opening in garage and various external alterations. (Approved 28th March 2021)

DMPA/2020/1144 – Demolition of existing garden room and the erection of a single storey extension with new entrance porch, an extension to the existing garage, the replacement of existing garage doors and new glazed screen opening in garage and various external alterations. (Approved 7th January 2021)

DMPA/2020/1250 – Listed Building consent for the demolition of the existing garden room and the erection of a single storey extension with new entrance porch and various internal alterations. (Granted 7th January 2021)

DMPA/2025/1614 - Listed Building Consent to remove 1m high cement render on front of house, re-render in lime, and re-point front elevation of house in lime (Granted 2nd March 2026)

Responses to consultations and publicity

The Local Planning Authority Conservation Officer

No objections raised.

The Local Highways Authority

No objections to the application. Includes an informative relating to the applicant contacting the Local Highway Authority before the commencement of works regarding Temporary Traffic Regulation Orders and a programme of Temporary Traffic Management measures.

Relevant policy, guidance and/or legislation

Legal considerations include:

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: 'In considering whether to grant listed building consent for any works the local planning authority or the

Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Policy considerations include:

The legal requirement to make decisions in accordance with the development plan does not apply to the consideration of listed building consent applications. However, the planning objectives for an area, such as that set out below, may well be material to the consideration of consents.

South Derbyshire District Council – Local Development Framework

Local Plan Part 1 (LP1) 2016: BNE2 (Heritage Assets)

Local Plan Part 2 (LP2) 2017: BNE10 (Heritage)

Local Plan Review

On 10th March 2025, the South Derbyshire Local Plan Part 1 Review was published for its period of formal representations under Regulation 19 (of the Local Plan Regulations), prior to submission to the Secretary of State (The Publication Version).

This is the version of the Local Plan that the Council intends to submit for examination and is a material consideration in the determination of planning applications. The weight to be attached to emerging local plans is set out in paragraph 49 of the NPPF. Regarding paragraph 49(a) of the NPPF, the plan is at an early stage of preparation having not reached examination. In terms of 49(b) of the NPPF, there remain unresolved objections to the plan from its Regulation 18 consultation. The comments made under Regulation 19 have been reviewed with unresolved objections, which were reported to Environmental and Development Services committee on 6th November 2025. The Local Plan will be submitted in 2026. Although the plan is in general conformity with the NPPF paragraph 49(c), it has been published to benefit from the transition arrangements set out in paragraph 234 of the NPPF; therefore, the Local Plan will be examined under the 2023 version of the NPPF. For these reasons, the weight to be attached to policies in the publication version of the Local Plan is low.

Where there is any conflict between policies in the publication version of the Local Plan and existing adopted Local Plan policies, the decision should be taken in line with the adopted Local Plan policies.

Paragraphs 50 and 51 of the NPPF are also relevant detailing that refusals of permission in line with emerging policies will seldom be justified before a plan has been submitted for examination.

National Planning Policy Framework (NPPF)

Chapter 16 of the NPPF sets out the Government's national policies on the conservation of the historic environment

Relevant National Planning Policy Guidance (NPPG)

PPG Paragraph Id 18a: Historic Environment

Relevant Historic Environment Practice Guidance

Historic England Good Practice Advice note 2 (GPA2) Managing Significance in Decision-Taking in the Historic Environment (2015)

Historic England Advice Note 2 - Making Changes to Heritage Assets (2025)

Planning considerations

The main issue central to the determination of this application is whether the proposal preserves or enhances the special architectural or historic interest of the listed building.

Planning assessment

Site context

The application site, 4 Aston Lane, is a Grade II listed building (NHLE ref. 1096371), designated as such on 14th March 1975. It occupies a prominent position to the western side of Aston Lane, abutting the highway, and is also located close to the junction of London Road.

The original plan form of the host property dates to c. late-18th century and is two-storey with three bays. It is constructed from red brick, with plain clay tiled roof, dentilation to eaves, and brick chimney stacks. The host property has been altered and extended during the 20th and 21st centuries, most notable to the side (west) elevation and to the rear. It is a local vernacular building which informs the historic pattern of development to the western end of Shardlow Conservation Area. As outlined by the Shardlow Conservation Area Character Statement, it is located within the earliest part of Shardlow, forming Character Area 1.

The list description states that the host property has been listed for its group value only. Nearest listed buildings include the adjacent Grade II listed The Dog and Duck Inn (NHLE ref. 1334653), which is situated to the application site's northern boundary. Grade II listed The Dower House (NHLE ref. 1334636), Grade II listed Barn and Cowshed to west of 83 London Road (NHLE ref. 1088367), Grade II listed 83 London Road (NHLE ref. 1205223), and Grade II listed Shardlow House (NHLE ref. 1088361), all reside within a 70m radius of the application site.

Assessment of proposal

The proposal pertains to the rebuilding of a section of boundary wall following a road incident involving a vehicle. The boundary wall was L-shaped and abutted the host property's side (north-east) elevation and the corner (south) of the adjacent neighbouring property, The Dog and Duck Inn. It is proposed to rebuild the wall using reclaimed bricks to match as closely as possible traditional masonry seen to the site such as in the size, colour, form, and texture of existing bricks, including the use of lime mortar.

The Local Planning Authority's Conservation Officer has liaised with the applicant regarding rebuilding the section of wall prior to the submission of the current application and has made no objections to the proposal.

The rebuilt section of wall would adopt the same height, layout, and form as the previous boundary wall, whilst also adopting a traditional masonry finish, utilising reclaimed bricks, half round brick copings, and reusing existing lintels and adjacent stonework. The existing vertical boarded timber pedestrian door and frame is also to be reused.

It is acknowledged that the previous boundary wall had been altered and rebuilt some time ago such as to the side (north-east) elevation of the wall abutting The Dog and Duck Inn; this is noted by its differing brick type and lack of traditional bond. Render had also been added later to the front section of the wall, facing Aston Lane (south-east). Therefore, the proposal will also seek to address later interventions, whilst also improving structural stability by introducing stainless steel helical ties to help remedial wall tying. Such reinforcement ties are commonly used on historic buildings as they are considered a minimally invasive method of repair. Please note that the ties should be installed through the mortar joints (bed joints) rather than the brick faces to ensure that the works are concealed and do not impact the aesthetic quality of the existing and proposed brickwork. The use of lime mortar and a slate damp-proof course is also a traditional method of construction, which will help with the wall's long-term conservation.

The rebuilding of the brick boundary wall would reflect adjacent traditional masonry seen to the host property in relation to the methods used and material, colour, texture, profile, brick bond, lime mortar, and pointing technique. Therefore, the boundary treatment adopts a traditional appearance that will harmonise with the character of the host property and that of the wider street scene when considering the property's prominent location within Shardlow Conservation Area.

Other issues

The Local Highways Authority has raised no objections to the proposal and has referenced an informative to ensure highway safety during works.

Conclusion

In reaching the above view, consideration has been given to the significance of Grade II listed 4 Aston Lane, and it is concluded that the proposed works would be acceptable, subject to conditions. The Local Planning Authority has had special regard to the desirability of preserving the listed building's special interest as required under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application is, therefore, considered positively in relation to the statutory duty under this section of the Act. As a result, the application is not considered to conflict with the heritage objectives of local policies BNE2 of the LP1 and BNE10 of the LP2, Chapter 16 of the NPPF, paragraphs 202, 207, 208 & 210. As such, it is considered that listed building consent should be granted.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	09/04/2026
Report agreed:	20/04/2026
Authorised officer:	Jenny Blair
