

Delegated Report

Planning Ref: 24/00583/LBC
Applicant: Mr S Wright
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Dixie Grammar School, Market Place, Market Bosworth, Nuneaton

Proposal: Internal alterations to former bank and single storey glazed link including associated external alterations.

1. Recommendations

1.1. Grant listed building consent subject to:

- Conditions outlined at the end of this report.

2. Planning Application Description

2.1. This application seeks listed building consent at Dixie Grammar School, Market Bosworth for the Internal alterations to former bank and single storey glazed link including associated external alterations.

2.2. A Heritage Statement and Design and Access Statement have been submitted to support the application.

3. Description of the Site and Surrounding Area

3.1. The application site forms part of the grounds of The Dixie Grammar School and both the former bank & the Dixie Grammar School are Grade II Listed Buildings located off Station Road in the centre of Market Bosworth. The Dixie Grammar School is a selective 3-18 coeducational independent school set in three sites around Market Bosworth. The three sites are The Dixie Grammar Junior School off Bosworth Road [west of Market Bosworth], The Dixie Grammar School [centre of Market Bosworth] and The Dixie Grammar School Sports Ground [north of Market Bosworth].

3.2. The school is centred upon The Dixie Grammar School to the centre of Market Bosworth. The school is an island development surrounded by roads, Station Road & Back Lane. Within the grounds of The Dixie Grammar School there are a substantial number of buildings with the focus being on Former School & Former Bank [Now School] visible off Station Road. The various buildings within the school vary in size, location and style with some being timber-framed cabins, however most are brick-built.

3.3. The main school building dates from 1828. It is constructed in limestone ashlar with plain tiled roof and has considerable architectural adornment to its elevations. It occupies a corner position within the south-east section of the wider school site and is a prominent feature within the street scene of Station Road, Market Place and Back Lane. The special historic and architectural interest of the building is clearly evident and due to this it also contributes positively to the character and appearance, and thus significance, of the Market Bosworth Conservation Area.

3.4. The remainder of the school site consists of an eclectic mix of buildings, including the school masters house (constructed at the same time as the school in 1828 and

also of some architectural interest) and then more functional development to serve the operation of the school constructed at various times during the 20th century. The interior of the school site is largely hidden due to the presence of built form and high perimeter brick walls along Station Road and Back Lane.

- 3.5. This site lies at the centre of the standalone rural centre of Market Bosworth. Market Place is largely made up of late C18 or early C19 buildings, urban in character and constructed of red brickwork or painted render and sits at the heart of the Market Bosworth Conservation Area.

4. Relevant Planning History

03/01410/FUL

- ERECTION OF FENCING AND GATES
- Permission
- 09.02.2004

05/00253/FUL

- STORAGE EXTENSION TO EXISTING TOILET BLOCK
- Permission
- 05.05.2005

07/01474/FUL

- ERECTION OF GROUNDSMAN'S STORE
- Permission
- 11.02.2008

14/00701/FUL

- Formation of new doorway
- Permission
- 23.09.2014

17/00447/FUL

- Conversion of barn to music room and single storey extension
- Permission
- 03.07.2017

19/00446/FUL

- Erection of gates off Back Lane
- Permission
- 20.06.2019

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. No letters of representation were received.

6. Consultation

- Market Bosworth Parish Council – The Market Bosworth Society has examined the above applications carefully. The Society is pleased to note that existing features (mouldings, covings and panelling) are to be retained within the building and the external facets are to be unaltered. The addition of a glazed link to the Dixie Grammar School Building appears to offer a good result for all parties. The buildings will benefit from improved amenity value and the community will continue to enjoy a little altered street scene.
- Historic England- No advice offered
- HBBC Conservation Officer – The listed building entry (National Heritage List England (NHLE) ref 1074266) identifies the Dixie Grammar School building as:

“Former School. Dated 1828. Limestone Ashlar with plain tiled roof. Tall two storeyed, seven bays in two parts, (four-three). Left hand section is symmetrical about a pedimented central gable with angle turrets, containing the entrance which is a four-centred archway beneath hood mould with foiled lancet above. Gothick detailing throughout. Windows have stone mullions and transoms and hood moulds and are of 3 and four-lights in the left hand section and of two-lights to the three storeyed right hand three bays. All windows have latticed metal glazing. Parapet with fretted decoration. Wood cupola above gable and a clock in its apex. Over the doorway is an inscription in Latin and Greek and with the date.”

The building does still operate as the main school building for the Dixie Grammar School so is not a ‘former’ school.

The listed building entry (National Heritage List England (NHLE) ref 1259358) identifies the former bank building as:

“Bank, now school. c1904. Designed by T H Whinney, of Whinney Son & Austen Hall. Red brick with ashlar dressings. Roof not visible. Deep ashlar base with chamfered plinth, moulded first floor band and very deeply moulded and dentilated eaves cornice. EXTERIOR. 2 storey, 4 window street front, has windows arranged 3:1. To right single doorway with moulded ashlar surround topped with flat hood supported on brackets. Double panel outer door and overlight with oval glazing. Above a single 9-pane glazing bar sash in a moulded ashlar surround with bracketed sill. To the left 3 closely spaced windows, all in linked and slightly projecting ashlar surrounds. The central window has 16-pane glazing bar sash with projecting surround of flanking Ionic three quarter columns supporting a pediment. Either side single 12-pane glazing bar sashes with continuous entablature above. Above a central 12-pane glazing bar sash flanked by single 9-pane sashes, all in moulded ashlar surrounds. Cornice topped by open balustraded parapet. This is a fine example of an Edwardian bank building.”

The building is currently in use as an administrative and teaching area for the Dixie Grammar School. The rear section of the building comprises of small rooms and spaces but the volume of the banking hall on the ground floor remains open and allows for the former function of the building to be understood. Within the hall there is also considerable architectural embellishment, including moulded cornices, architraves and timber panelling

to the walls. It is considered that these elements are also of special interest, and they contribute positively to the significance of the building.

The two buildings face the junction of Market Place and Station Road and are separated by a relatively narrow passageway from which there is pedestrian access to both from doorways opposite each other, set within the side elevations. The passageway is pleasantly landscaped with flagstones and cobbles and is bound by ornate metal railings and gates. Both buildings occupy a prominent position with the conservation area street scene, and due to their special interest they make a positive contribution to the character and appearance of the Market Bosworth Conservation Area.

Relevant Acts, National and Local Policies and Guidance

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses. Section 66 of the Act places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

The proposal and its impact upon the significance of affected heritage assets

The proposal seeks to make internal alterations to the former bank to provide additional access arrangements for the wider school site, with the former banking hall subdivided to create a secure entrance lobby behind the existing doors on the front elevation, a reception and waiting area, and an office for the facilities manager. The proposed works are considered to be justified as to provide fit for purpose access arrangements that comply with relevant

regulations and the requirements of the school. The proposed partition walls to subdivide the spaces on the ground floor are positioned along existing bulkheads as to avoid adverse physical impacts upon the decorative cornicing, and all other existing decorative features along the walls are barely affected. The new partition walls will have the same moulding and panelling detailing as existing walls to provide a continuity to the internal appearance of the spaces. Despite a slight reduction in the volume of the former banking hall space due to the positions of the partition walls, the main reception and waiting room area will retain a sense of volume and the original use of the space will remain discernible. For the above reasons it is considered that the internal works proposed to the former bank are compatible with its significance as a listed building.

The second aspect of the proposal is for the erection of a glazed structure within the passageway to provide an entrance lobby linking both buildings. The link would be a square plan steel framed structure infilled with glazing and fixed to the respective brick and stone masonry of both buildings.

The siting of the link is clearly dictated by the position of the existing doors to both buildings, but this positioning away from the front building line of both buildings, accompanied with its conservative and practicable scale, ensures that the link would not have an excessive or overbearing visual impact when viewed from the street scene on Market Place and Station Road. The siting of the link has also been carefully considered as to avoid adverse impacts upon any features of architectural interest on the side elevations (such as door surrounds), with the fixing into the masonry have no more than a negligible, and not adverse, physical impact upon the fabric of both buildings. Due to the use of a steel frame and large amounts of glazing, the link building would have a contemporary appearance and materiality, which contrasts from the historic character of the two flanking buildings, ensuring that the new structure does not compete with their architectural interest and clearly being read as a practical modern design intervention. The heavily glazed front and rear elevations of the link would also allow for views through the lobby link and the visual sense of separation between the two buildings to remain. Immediately adjacent to the front elevation of the link the cobbles would need to be replaced with flagstones to allow for the physical installation of the link, but the historic character of the floorscape within the courtyard would clearly remain with this minor alteration.

For the above reasons it is considered that the proposed link building is compatible with the significance of the listed buildings and their setting and would preserve the character and appearance and thus significance of the Market Bosworth Conservation Area.

Summary

The proposed internal works to the grade II listed building the former bank are appropriately specified and compatible with its significance. The proposed link between the former bank and the grade II listed building the Dixie Grammar School are of an appropriate scale, siting and appearance as to be compatible with the significance of both listed buildings and their setting, with the link building and associated minor landscaping works also preserving the character and appearance and thus significance of the Market Bosworth Conservation Area. Consequently, the proposal would comply with Policies DM11 and DM12 of the Site Allocations and Development Management

Policies DPD, section 16 of the NPPF, and the statutory duties of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues

- Impact upon the Grade II Listed Building and its setting

Impact upon the Grade II Listed Building and its setting

8.2. Both the Dixie Grammar School & the former bank (also a school) are grade II listed buildings. Both buildings have historical and architectural interest which contributes to their significance. The proposal is for Internal alterations to former bank and single storey glazed link including associated external alterations.

8.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting, to have special regard to the desirability of preserving the listed building's setting and any features of special architectural and historic interest which it possesses.

8.4. Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD seek to protect and enhance the historic environment and heritage assets. If the impact of any proposal causes harm to a heritage asset the benefits of the proposal must outweigh any harm caused, and all proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building.

8.5. Section 12 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. 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 (paragraph 205).

8.6. The proposal seeks to introduce a main school student access within the courtyard [currently utilised as an access] with the introduction of a glazed link between the buildings forming a link and entrance. The link would be a square plan steel framed structure infilled with glazing and fixed to the respective brick and stone masonry of both buildings.

8.7. The link would be approx. 3.8m across and have an overall flat roof height of 3.8m with fenestration at front and rear with an overall floor space of 12sqm. Proposed

materials would be glazing and PPC Aluminium Anthracite grey. A single ply membrane flat roof is proposed. Doors would be PPC Aluminium and glazed. Opening hours are 07:30 to 18:00 Monday to Friday only. As laid out in the consultation section the Conservation Officer has no objections to the proposal.

- 8.8. Overall the works are compatible with the significance of the building and therefore the proposal complies with Policies DM11 and DM12 of the SADMP, section 12 of the NPPF and the statutory duty of Section 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 9.3. There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. It is considered that the proposal is compatible with the significance of the grade II listed structure and the proposal therefore complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Recommendation

- 11.1. **Grant listed building consent** subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Location Plan Drg No. 177_PL-01 received 13.06.2024

Proposed Site Plan Drg No. 177_PL-08 received 13.06.2024

Proposed Floor Plans Drg No. 177_PL-09 received 13.06.2024

Proposed Elevations Drg No. 177_PL-10 received 13.06.2024
Proposed Elevations Drg No. 177_PL-11 received 13.06.2024
Proposed Internal Elevations Drg No. 177_PL-12 received 13.06.2024
Proposed Internal Elevations Drg No. 177_PL-13 received 13.06.2024
Proposed Internal Elevations Drg No. 177_PL-14 received 13.06.2024
Proposed Entrance Details Drg No. 177_PL-15 received 13.06.2024
Application form received 13.06.2024
Design and Access and Heritage Statement received 13.06.2024

Reason: To define the permission for the avoidance of doubt and to preserve the architectural and historic character of the building in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document.

3. The materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved proposed plan received on 13.06.2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).