

Delegated Report

Planning Ref: 24/00006/LBC
Applicant: Sheldon Bosley Knight
Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: 20A Market Place Market Bosworth Nuneaton

Proposal: Replacement of 3 non-illuminated signs.



Hinckley & Bosworth
Borough Council

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 20A Market Place, Market Bosworth for the replacement of 3 non-illuminated signs.

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 is an office building located at the south side of Market Place. The site is Grade II listed. The listing describes the building as: 'Offices premises, formerly dwelling. Early C19. Brick with plain tiled roof. Two storeyed, three bays with central door flanked by 3-light wood mullion and transomed windows with cambered brick heads. Deep eaves blind. Gable end stacks.'

3.2. 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

17/00135/LBC	Internal alterations to see removal of studded wall in front reception area, glass studded counter and replacement of doors.	LBC	11.04.2017
17/00154/ADV	New signage to front elevation, 1 no. non-illuminated fascia sign and 1. no illuminated hanging Sign.	ADV	18.04.2017

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 – no objection.
- HBBC Conservation Officer – no objection.
- HBBC Environmental Services – no objection.
- Historic England – no comment.
- LCC Highways – no objections
- Market Bosworth Society – no objection.

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) (2012)
 - 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. Numbers 20 and 20A is a grade II listed early 19th century former dwelling now in use as offices/business premises. The building has historical and architectural interest which contributes to its significance. The proposal is for internal alterations to remove both a section of studded wall within the front reception area and the glass studded counter and the replacement of doors. New signage is proposed which forms a separate application.
- 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 132).
- 8.6. The proposal is for new stainless steel signage panel adjacent to the front door, replacement signage on the fascia, replacement of the hanging sign, and removal frosted vinyl graphics in the windows, all to suit the logo and branding of the new commercial occupiers of the building. No additional signage is proposed. Each sign is considered to be appropriately positioned and scaled and visually acceptable in terms of imaging, font and colours, and as no new signage proposed there would not be an over-proliferation of signs upon the front elevation.
- 8.7. 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. Alterations to listed buildings are acceptable in principle if it can be demonstrated that the proposal would not detract from its architectural or historical character. By virtue of the design and appearance of the scheme together with the proposed use of sympathetic materials and finishes the proposal would preserve the architectural and historical character and setting of the Grade II listed building. The proposal would be in accordance with Policies DM1, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document and the overarching principles of Section 12 of the NPPF. The proposal is therefore recommended for approval subject to conditions.

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:

- Existing and Proposed Signage;
- Design and access statement.

All received by the Local Planning Authority on 03/01/2024.

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.

11.3. **Notes to Applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.