



Heritage Statement

Application for Listed Building Consent and Planning Permission

Address: **9–11 Market Place, Market Bosworth, CV13 0AY**

Proposal: Change of use from shop (Class E) to piano bar (Sui Generis)

Listed Buildings Status Grade And Status:

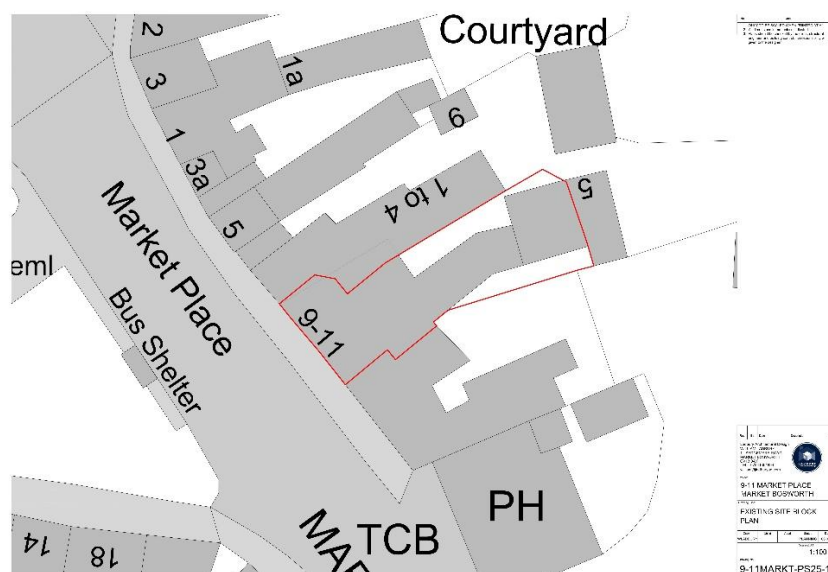
Heritage Category: **Listed Building** Grade: **II**

List Entry Number: **1307373**

Date first listed: **13-Oct-1986**

List Entry Name: **9, MARKET PLACE**

Location:





1. Introduction

This Heritage Statement accompanies an application for Listed Building Consent and Planning Permission relating to the change of use of 9–11 Market Place, Market Bosworth, a Grade II listed building, from retail use (shop) to a piano bar. The statement assesses the potential impact of the proposal on the special architectural and historic interest of the listed building and its setting, in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2023), and local planning policy.

2. Site and Building Description

The property is located in the historic Market Place at the heart of Market Bosworth, a designated Conservation Area. Nos. 9–11 comprise a two-storey Grade II listed building dating from the 18th century (with later alterations), constructed in traditional materials typical of the period, including brickwork under a tiled roof.

Externally, the principal elevation contributes positively to the historic character of the Market Place, with a traditional shopfront at ground floor level and regular fenestration above. Internally, the building has been adapted over time for commercial use, with retail fit-outs of varying quality, but retains elements of historic fabric such as structural walls, ceiling beams, and joinery details.

3. Significance of the Heritage Asset

The significance of 9–11 Market Place derives from:

- Its architectural character as an 18th-century commercial property with later shopfront.
- Its contribution to the historic Market Place, which forms the commercial and social core of Market Bosworth.
- Its group value with other listed and historic buildings surrounding the square.

Internally, while much of the ground floor has been altered to accommodate retail use, the building's historic structure, proportions, and surviving fabric contribute to its heritage value.

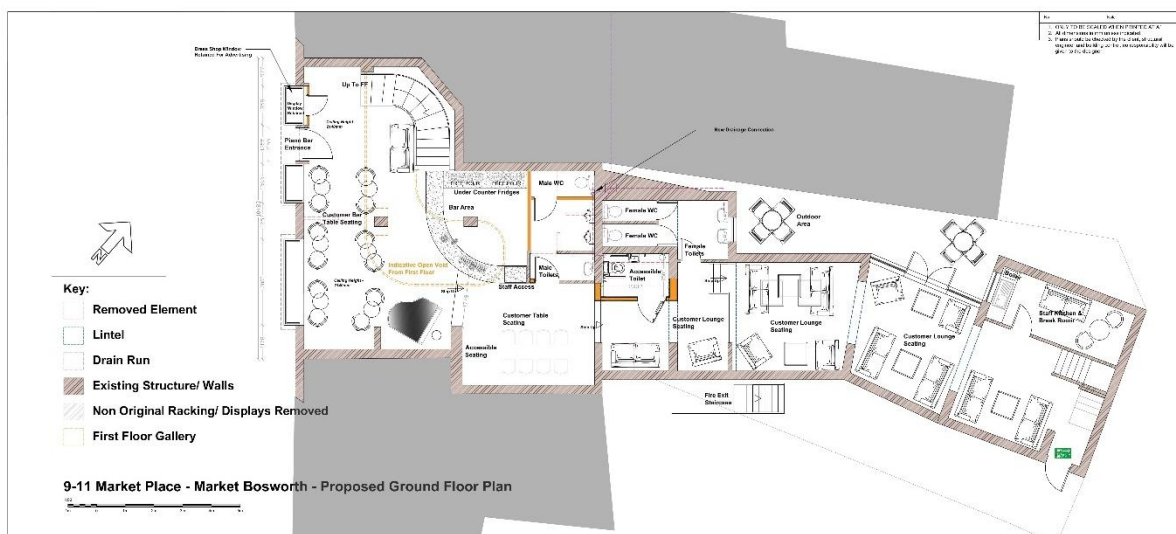


4. Proposed Works

The application seeks permission for the following:

- Change of use from retail (Class E) to a piano bar (Sui Generis).
- Internal reconfiguration to create seating areas, a small bar counter, and performance space for live piano music.
- Installation of bar fixtures, lighting, and acoustic treatments (all to be lightweight and reversible).
- Minor external signage (subject to separate application if required) with no alterations to the historic shopfront.

No structural alterations are proposed to the external envelope of the building. All works will be designed to be reversible where possible, to safeguard the historic fabric.



5. Assessment of Impact

The proposed change of use will have minimal impact on the architectural or historic significance of the listed building. Key points:

- External character: No alterations are proposed to the front elevation, shopfront, or roofscape, preserving the building's contribution to the Market Place streetscape.
- Internal fabric: Fit-out works will be light-touch and reversible, respecting existing historic fabric. Where modern partitions and fittings exist, these may be removed to reveal original features.



- Use and vitality: The introduction of a piano bar will ensure continued active use of the ground floor, supporting the economic and social vitality of the Market Place. This aligns with the NPPF's emphasis on sustaining viable uses for heritage assets.
- Conservation Area: The proposal will enhance the character and vitality of the Conservation Area through sensitive reuse, consistent with its role as a centre for leisure and community activity.

6. Justification

The change of use is justified on the following grounds:

- It secures the long-term viable use of the listed building, reducing the risk of vacancy or underuse.
- It retains and conserves the architectural and historic significance of the building, with no harm to key features.
- It enhances the Conservation Area by diversifying the town centre's evening economy while respecting the heritage setting.

Where works are required to adapt the building, they will be designed to be reversible, minimal, and sympathetic to the building's fabric.

7. Conclusion

The proposals for 9–11 Market Place respect the historic and architectural significance of the Grade II listed building and its setting within the Market Bosworth Conservation Area. No harm will result to the special interest of the heritage asset; instead, the proposals will sustain its long-term use and ensure its continued positive contribution to the Market Place.

The application therefore accords with Section 16 of the NPPF and relevant local planning policies, and Listed Building Consent should be granted.



8. Historical Significant Photos

Photo Extract Shows 9-11 Market Place, Pre 1900. This shows no dormer windows and a shallower roof pitch. The same 3, first floor sash windows are in place. It still resembles its current form with a shop front façade and off-centre front door entrance.



1921 Market Bosworth Square, Shows the corner of 9-11 Market Place, now with the addition of the dormer windows and a steeper pitched roof.





1969 Market Bosworth Market Day: Shows 9-11 Market Place very similar to how it stands today.





2025 Current 9-11 Market Place, Market Bosworth, CV13 0AY





2025 Current Internal photos





Detail by:

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