

Delegated Report

Planning Ref: 25/01051/LBC

Applicant: Mrs Kate Clay

Ward: Cadeby Carlton Market Bosworth & Shackerstone

Site: 20 Market Place, Market Bosworth



Hinckley & Bosworth
Borough Council

Proposal: Replacement of three windows at first-floor level.

1. Recommendations

1.1. Grant Listed Building Consent subject to:

- Conditions outlined at the end of this report

2. Planning application description

- 2.1 The application seeks Listed Building Consent to replace three principal elevation windows at first floor level with identically designed windows, constructed using hardwood and traditional methods. The current windows are in a poor state of repair, some parts have become rotten and warped and require replacement. There are no further alterations to windows on the ground floor or at the rear of the property. All replacement works will take place from within the property.
- 2.2 The proposed end windows would each measure approximately 1520 mm in width and 1360 mm in height, with individual panes indicated at around 140 mm by 140 mm in the upper section and 140 mm by 200 mm in the lower section. The central window is smaller at approximately 1010 mm in width and 1315 mm in height, with internal pane dimensions marked as 150 mm by 120 mm in the upper section and 150 mm by 200 mm in the lower section. The windows are proposed to be finished in white.

3. Description of the site and surrounding area

- 3.1. No. 20 Market Place is an early 19th Century property, now converted to a service unit. The building is constructed using historic red brick with plain roof tiles. The building is an end-of-terrace, which sits adjoined to a Georgian property and appears slightly older in age in comparison. It features a slightly sagging roof and brick detailing which differs from its adjacent properties. It is a Grade-II listed building, along with its adjacent properties.
- 3.2. The ground floor features dark blue fascia signage that spans the width of the property, it features two full-length shop-front windows and a central access doorway. The three windows to be replaced are along the first-floor principal elevation and front Market Bosworth's village square. The property appears slightly older than the remaining properties along Market Bosworth, however, contributes to the historical roofline of Market Bosworth and the village square (Market Place) in which the application site sits. All current fenestration is finished in white.
- 3.3. The application site sits within the eastern section of the town is protected by Conservation Area designation, in which the application sits centrally.

4. Relevant planning history

87/00654/4

- Change of use from residential to office
- Permitted

- 28.07.1987

94/00578/LBC

- Display of advertisement
- Listed
- 22.08.1994

06/01038/TPOCA

- Felling of one Sumac tree
- 19.10.2006

15/00818/ADV

- Erection of one fascia sign, a name plaque, internal illuminated poster frames and a double-sided hanging sign
- Advertisement consent
- 15.09.2015

15/00821/LBC

- Erection of one fascia sign, a name plaque and a double-sided hanging sign
- Listed Building consent
- 15.09.2015

23/00607/FUL

- Change of use of office space (Class E) to residential accommodation (Class C3)
- Permitted
- 21.08.2023

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 objections or comments have been received.

6. Consultation

6.1. Market Bosworth Parish Council;

6.2.

- Market Bosworth have no objections to the proposals.

6.3. HBBC Conservation Officer;

This proposal is located at 20 Market Place, Market Bosworth and seeks listed building consent for the replacement of three windows upon the first floor of the front elevation of the building. 20 Market Place is a grade II listed building and is located within the Market Bosworth Conservation Area.

The listed building entry (National Heritage List England (NHLE) ref 1177527) identifies 20 Market Place 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."

The special historic and architectural interest of the building is inherent in its built form, which is most readily appreciated from its front elevation and the Market Place street scene and ensures that the building makes a positive contribution to the character and appearance of the conservation area and its significance. The mullion and transom windows to the first floor are of a traditional timber material and reflect the style of window architecture typical of the early-19th century period when the building was likely rebuilt.

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 16 of the National Planning Policy Framework (NPPF) (2024) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 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.

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. As confirmed within the submitted information the first-floor windows frames and opening lights are in a deteriorating condition and are beyond viable repair. They are currently single glazed which provides poor thermal performance, with none of the glazing panels being original early-19th century fabric and all having been replaced over time. Given the poor condition and performance of the windows it is considered that their replacement with a suitably specification on a like for like basis would be justified and would avoid an adverse impact upon the significance of the listed building.

The proposed specification is to replace the windows on a like for like basis with the existing profile and positions of the mullion and transoms, opening lights and glazing bars being replicated. A slim 12mm double glazed unit is proposed with its use not requiring any increased proportions to the opening lights and glazing bars so existing sight lines will be maintained. As per the details in the Heritage Statement and application form a traditional hardwood material will be utilised for the windows and they would be finished in white paint as per the existing windows.

Overall, it is considered that the replacement windows are suitably specified, and they would have a traditional character and appearance that respects the special interest of the listed building. For these reasons it is considered that the proposal is compatible with the significance of the grade II listed building 20 Market Place, and consequently it complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Policy

7.1. Core Strategy (2009)

- N/A

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

- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

- 7.3 Market Bosworth Neighbourhood Plan Review Referendum Version 2020-2039 (2025)
- Policy CE3: Important Views and Vistas and Landscape Character
 - Policy CE1a: Character Areas
 - Policy DC1: Design Codes
 - Policy BD4: Heritage Asset Protection

- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)

- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Planning (Listed Buildings and Conservation Areas) Act 1990
 - The Market Bosworth Conservation Area Character Appraisal (2021)

8. Appraisal

8.1 Key Issues

- Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting

Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting

- 8.4 Policy BD4 of the Market Bosworth Neighbourhood Plan states:
'Proposals that will result in harm to, or unnecessary loss of, an asset of local heritage value will only be supported if it can be demonstrated that, on balance, the overall benefit outweighs any harm or loss.' The application site lies within the Market Bosworth Conservation Area. As the proposed do not depart from the original intended design of the windows and building, they remain in-keeping with the original building design. Therefore, the proposals are seen to be compliant with Policy BD4.
- 8.6 Section 12 of the Market Bosworth Conservation Area Character Appraisal states that proposals should 'limit the use of uPVC or unsympathetic materials, especially in or adjacent to listed buildings'. The windows are proposed to be finished in traditional hardwood finish, which is consistent with the surrounding area and the host property (given it retains its full-length windows at ground floor level) and therefore are compliant with Section 12 of the Market Bosworth Conservations Character Appraisal.
- 8.7 The building is located in a prominent location within the Conservation Area, centrally to the central village square, Market Place. The replacement windows are suitably specified, and they would have a traditional character and appearance that respects the special interest of the listed building and the character of the Conservation Area.
- 8.8 For the above reasons it is considered that the proposal is compatible with the significance of the Grade-II listed building 20 Market Place and consequently, the proposal complies with Policy BD4 of the Market Bosworth Neighbourhood Plan, Policies DM11, DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Sections 16 and 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.

10. Conclusion

- 10.1 By virtue of their consistent and sensitive design which is seen to complement the main building and neighbouring Grade- II listed buildings, the replacement of the windows are considered to be compatible with and would preserve the special architectural and historic interest and therefore significance of the Grade-II host building and nearby buildings.
- 10.2 The proposals are considered to be in accordance with Policies DM1, DM11 and DM12 of the SADMP, Section 16 of the NPPF and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Market Bosworth Conservation Area character appraisal and Market Bosworth Neighbourhood Plan Review Referendum Version 2020-2039 (2025) and are therefore recommended for listed building consent approval subject to conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Proposed Replacement Windows
- Proposed specification Heritage 12 Argon
- Proposed specification Heritage 12 Krypton
- Photo - Front Elevation - All Windows marked
- Application form
- All received by the Local Planning Authority on the 27th January, 2026.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

- a.) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.