

Planning & Heritage Statement

Change of use of former HSBC building, 22 Market Place, Market Bosworth, Nuneaton, CV13 0JR to F1(a) for the provision of education associated with the Dixie Grammar School.

June 2024

Introduction

This statement is submitted in support of the change of use of former HSBC building, 22 Market Place, Market Bosworth, Nuneaton, CV13 0JR to F1(a) for the provision of education associated with the Dixie Grammar School.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

National Policy Guidance

National Planning Policy Guidance (NPPG)
National Planning Policy Framework (NPPF Dec 2023)

Core Strategy & Development Management Policies DPD

Market Bosworth Neighbourhood Plan

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
Policy DM17: Highway Design
Policy DM18: Vehicle Parking Standards

Principle and other material planning considerations

The NPPF identifies three dimensions to sustainable development giving rise for the planning system to perform the roles below:

“an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a

high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”*

Furthermore, LP policy should follow the approach of the presumption in favour of sustainable development where such development should be supported when weighing all of the provisions of the Framework as a complete document.

Local List Requirements

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required *before the grant of permission*. If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Heritage & Conservation

A local planning authority has particular duties when considering planning applications that affect a listed building or a Conservation Area. The duties are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 is concerned with listed buildings and states: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting...” In addition section 72 imposes a parallel duty to pay “special attention...to the desirability of preserving or enhancing the character or appearance” of a conservation area.

This duty is further supplemented by the National Planning Policy Framework (NPPF) Conserving and Enhancing the Historic Environment where paragraph 200 states:

‘Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.’

The Market Bosworth Conservation Area Appraisal describes the Market Place as:

“With the exception of the C17 thatch cottages, the Market Place is almost entirely late C18 or early C19 in appearance although some facades conceal earlier construction. Urban in character, the buildings are set at the back of pavements, are predominantly three storeys and constructed of red brickwork or painted render. Roofs are a mixture of Welsh slate or clay tile. The skyline is varied and often broken by tall chimney stacks with dormers and roof lights usually restricted to rear elevations. Many of the three storey buildings are thought to originally have been occupied by framework knitters.

The street scene is characterised by cobbles forecourts, granite setts and paved footways. Traditional style shop fronts, signage and street furniture have emphasised the character of the central area. Rear boundaries are predominantly of red brickwork with some railings present.”

Historic Environment Good Practice Advice in Planning: 3 states that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision.

The guidance makes specific reference to the curtilage, character and context of a heritage asset. The character of a site is defined as the sum of all its attributes including the features, materials, and spaces associated with its history and subsequent losses and changes whilst the context relates to any relationship between it and other heritage assets. The Framework makes it clear that the setting of a heritage asset is the surroundings in which the asset is experienced and differing elements of the setting may make a positive or negative contribution to the significance of the asset.

The current proposal only relates to a change of use of the internal accommodation therefore the setting of the Conservation Area will remain unchanged, and the opening hours will be very similar to the former HSBC bank.

Change of use

The current application proposes a change of use to Class F1 so the building can be used as ancillary accommodation associated with The Dixie Grammar School that is an established independent educational facility within the village. There will be no physical changes to the existing building and pupil and staffing levels will remain at current levels. On this basis, the additional accommodation will secure operational and efficiency purposes in the lesson timetable schedule, very similar to the additional classroom space currently utilised at the former police station building on the junction with Shenton Lane and Market Place.

Conclusion & Justification

The Framework directs that all planning applications should be considered in the context of the presumption in favour of sustainable development. With the proposal utilising the existing building, the scheme would not detrimentally affect the amenities of neighbouring properties or compromise highway safety. By supplementing the existing facilities of the school, the scheme represents an integrated and sustainable development that is appropriate within the local context and recent planning history of the wider Dixie Grammar School site.