

Delegated Report

Planning Ref: 25/00795/LBC

Applicant: Mr Steven Bates

Ward: Cadeby Carlton Market Bosworth & Shackerstone

Site: 18 Westhaven Court, Market Bosworth



Hinckley & Bosworth
Borough Council

Proposal: Replacement of two dormer windows

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 two existing dormer white timber single-glazed softwood windows on the north (front) and east (side) elevations of the Grade II listed 18 Westhaven Court with traditionally styled Sapele Hardwood double-glazed windows, painted in a white heritage colour.
- 2.2. Both windows are to be traditionally constructed using mortice and tenon joints, with sections and dimensions matching the existing ones. They will be manufactured from Sapele Hardwood and styled to replicate the current windows, featuring flush-fitted casements set within bevelled jambs and weather seals fitted to rebates. Timber sections will match existing dimensions - approximately 120mm by 120mm for windows and 45mm by 45mm for casements. Installation will be carried out sympathetically to the building, including matching fascia timbers to the dormer roof where required. Windows will incorporate double-glazed heritage units with a thickness of 14mm, fitted with friction hinges for top-hung central casements. Each window will be finished with two coats of undercoat followed by two coats of finishing paint (top coats).
- 2.3. The north facing window design features three vertical sections, each composed of smaller panes arranged in a grid pattern. The total width of the window is 1900mm, with a height of 950mm. The east facing window has two vertical sections, also divided into smaller grid-like panes. It shares the same height of 950mm but is narrower, with a total width of 1200mm.
- 2.4. The new windows would be installed in the existing openings, comprising both windows at first floor level. There are no alterations to fenestrations proposed on the ground floor or any other element of the property. These proportions are consistent with traditional Georgian fenestration with no horn detailing.
- 2.5. The windows are being replaced due to their deteriorating condition and energy inefficiency, as they are single-glazed and the timber frames are now of poor quality, leading to the property occupants experiencing heat loss.
- 2.6. The Heritage Statement, provided by the agent, states:
'The existing windows are currently in disrepair and are causing significant heat loss. New windows will be constructed using traditional methods and fitted with heritage double glazing. Once installed, they will be decorated to match the building, enhancing the appearance of the listed property and helping to restore it to its former stature.'
- 2.7. The Design and Access Statement, provided by the agent, states:

'The windows to be replaced will match the existing design to maintain the building's character. Installation will be carried out using scaffolding positioned on the property itself, avoiding any use of the Highway. Access for the works will not disrupt the pedestrian pathway.'

3. Description of the site and surrounding area

- 3.1. The property is part of the listed Westhaven Court, which comprises Nos. 18 and 21 Station Road, Market Bosworth (Historic England list number: 1361273) first listed in 1966. The site was formerly part of the Market Bosworth main workhouse built in 1836.
- 3.2. The application site, which has now been converted into one of four dwellings is attached to the main former workhouse but is single-storey in massing with windowed dormers forming the first-floor of the dwelling (two of which this application relates). The properties are built using light red brick with a 'Swithland' slate roof, have two storeys and various chimneys of differing styles, but the application site has a dome-shaped chimney central to its hipped roof.
- 3.3. All current ground floor windows are traditional 12-pane sash types with flat, angled heads with painted sill band running across. Current first floor windows also reflect Georgian style, albeit with variations in pane numbers. The elevations in which this application relates are the north elevation which forms the dwelling principal frontage and fronts the highway (Station Road) and the east elevation, which does not directly front the highway but has high visibility from a pedestrian footpath (Westhaven Court).
- 3.4. Market Bosworth is a town to the north of Hinckley, surrounded by agricultural/rural land. The eastern section of the town is protected by Conservation Area designation and despite the application site being listed, it is just shy of it's the Market Bosworth Conservation Area western boundary by 152m.

4. Relevant planning history

- 4.1. There is no relevant planning history associated with this property.

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:

Market Bosworth have no objections to the proposals.

- 6.2. HBBC Conservation Officer:

"This proposal is located at 18 Westhaven Court and seeks listed building consent for the replacement of two casement windows located within first floor dormers on the front and side elevations of the building. The building as a whole is of special

historic and architectural interest, historically being the Workhouse for Market Bosworth, but subsequently converted into separate residential units, one of which is no.18 Westhaven Court.

The listed building entry (National Heritage List England (NHLE) ref 1361273) identifies the building as "Row of 4 houses, formerly workhouse. 1836. Brick, Swithland slate roof. 2-storeyed, 9 bays (3-3-3), the central three projecting beneath a pedimented gable. Doorways at inner edge of outer bays. All windows are 12 pane sashes with flat splayed heads. Painted sill band. To the left a tall single storeyed block is the former Board Room, a later C19 addition of brick with stone dressings. Buttresses articulated into three bays, but the windows only occupy the lower parts of their embrasures. Modillion eaves cornice, dormer windows. Slatted wood cupola surmounting the roof. Door in canted bay forms link with main block."

The existing casement windows within the dormers to 18 Westhaven Court are single glazed casement windows. Despite lacking the architectural prominence of the sash windows on the front elevation of the building, they are still of some interest, being constructed with a traditional timber frame, and having prominent dividing mullions and slim glazing bars.

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 Polices (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.

The current windows are in a deteriorated condition so there is some justification for their replacement subject to an appropriate specification. Details have been submitted with the application confirming that the replacement windows would be timber framed casement windows with projecting mullions and bonded glazing bars, with the frame and glazing bar finished in white paint. This specification would ensure the replacements are an appropriate 'like-for-like match to the existing windows. The replacement windows would also have slim double-glazing units which can be satisfactorily housed within the frame without resulting in an inappropriate change to their profile and appearance. No trickle vents are included within the specification, so this avoids the need for an overtly modern and uncharacteristic addition to the window.

Overall, it is considered that the replacement windows are suitably specified as to ensure they would maintain the character and appearance of the building. For the above reasons it is considered that the proposal is compatible with the special

interest and heritage significance of the grade II listed building 18 Westhaven Court, 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

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

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

8.2. 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.

8.3. Section 16 of the NPPF provides the national policy on conserving and enhancing the historic environment. Paragraphs 202 to 214 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.

- 8.4. Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment including listed buildings and heritage assets. The policies seek to ensure that all proposals for the extension or alteration of listed buildings and development within their setting shall only be permitted where it is demonstrated that they are compatible with the significance of the building to ensure that the significance of a listed building and its setting is preserved and enhanced.
- 8.5. 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 is referenced in its list of locally designated Heritage Assets. As such, as the proposals include the replacement of white timber softwood windows with similarly designed windows, albeit of different wood materials, remains sympathetic to the typical design of Georgian architecture/joinery and in-keeping with the original building design and immediate area and will continue to align with policy BD4.
- 8.6. Westhaven Court is a building which was built at the end of the Georgian period (1836) and holds a special historic interest. A common style during the Georgian period was the sash window, often arranged with six panes per sash (and usually 12 panes per window). Currently the building benefits from dormer windows which utilise timber white softwood windows which are almost identical in design to the windows proposed.
- 8.7. The two windows which are proposed at both the north and east elevations, which form both principal (highway-facing) frontages which is the most visible aspect from the street scene. Market Street is a prominent arterial road in the heart of the village of Market Bosworth, which may receive some footfall but is not visible from the main central Market square or the boundary of the conservation area itself.
- 8.8. For the above reasons it is considered that the proposal is compatible with the significance of the Grade II listed building 18 Westhaven Court 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:-

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.
- d. 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. 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 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**

Grant **planning permission** subject to:

- Planning conditions outlined at the end of this report

11.1. **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:

- Specification for replacement windows (dated 14-08-2025)
- Window Drawing (Ref: Stephen Bancroft)
- Heritage Glass Sepcification (dated 24-07-2025)
- Design and Access Statement (Ref: Stephen Bancroft)
- Heritage Statement (Ref: Stephen Bancroft)
- Application form
- All received by the Local Planning Authority on the 21st August, 2025.

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).

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.