DELEGATED REPORT

Recommendation Made: 8 June 2011

Reference:- 11/00145/LBC **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Mark Cooper
12 Market Place
Market Bosworth
Nuneaton
Leicestershire

Location:- 12 Market Place Market Bosworth Nuneaton Leicestershire CV13 0LE

Proposal:- INTERNAL ALTERATIONS TO PROVIDE ADDITIONAL RETAIL AREA

Introduction:-

This application seeks Listed Building Consent for the change of use from residential to retail along with internal alterations. The application site, know as 'Content' comprises a mixed use listed property. The front section of the property comprises a gift shop with the remainder providing a dwelling.

The site is located in the centre of Market Bosworth and occupies a prominent position overlooking the market square.

The building is from the late 18th Century, and forms part of a row of four houses and shops, built in brick with plain clay tiled roofs.

The building is Grade II listed and is situated within the Market Bosworth Conservation Area.

A Heritage Statement and a Design and Access Statement has been submitted with the application. These are supportive of the proposal, stating that the additional retail space will provide a potential increase in revenue for the shop which will maintain the continued growth of the relatively new business and satisfy demand, in a climate where many retail businesses are struggling. It is also confirmed that the room intended to accommodate the proposal is currently un-used.

Relevant Planning History: -

10/00181/LBC Erection of a shop sign Approved

Consultations:-

No objections have been received from:-
Head of Community Services (Land Drainage)
Director of Environment and Transport (Highways)
Market Bosworth Parish Council

One letter of objection has been received from the owner of the application property. The raises concern over the blocking up of the door, as outlined within the Heritage Statement.

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Policy 7 - Key Rural Centres

Policy 11 – Key Rural Centres Stand Alone

Adopted Local Plan

The site lies within the settlement boundary of Market Bosworth as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE4 – Alterations to Listed Buildings

Policy BE6 – Change of use of a Listed Building

Policy BE7 – Development in Conservation Areas

Appraisal:-

Policies BE4, BE5 and BE6 of the adopted Local Plan and overarching national guidance in PPS5 support the principle of alterations and changes of use to listed buildings where they would not detract from the architectural or historical character of the buildings or their setting. The main considerations with regards to this application are, therefore, the impact of the proposed extension and alterations on the historic fabric, character and appearance of the listed building and its setting.

Impact on the Historic Fabric, Character, Appearance and Setting

Whilst Listed Buildings are protected because of the importance of their architectural and historical character there is some opportunity to alter them. The extent of the physical changes proposed by this application are minimal, in that they involve the creation of an opening within an internal wall. The dimensions of this opening are 1.6 x 2.1m. In this case it is concluded that the proposal is acceptable and is not considered to have a detrimental effect on the character or fabric of the listed building or its setting.

Aside from the new opening discussed above, the change of use proposed will not result in any further internal or external alterations to the building. Internal shelving is to be erected around the perimeter of the room, however this will not be fixed to the wall. Accordingly the integrity and character of the existing building will be retained.

The proposal does not harm the overall historic fabric or special architectural interest of the listed building. The proposal does not involve alterations to, and is not considered to have an adverse impact on, the features and details which contribute to the architectural or historic character or appearance of the listed building or its setting, or the conservation area. Accordingly, the proposal is considered acceptable and will comply with the requirements of policies BE1, BE4, BE6 and BE7 of the Saved Local Plan.

Other Issues

Concerns have been raised that the external opening within the room subject of the proposal is to be blocked. This is indicated within the Heritage Statement, however is not included on the application drawings. Accordingly, notwithstanding the information contained within the Heritage Statement, this change is not be approved as part of the application.

Conclusion

The proposed alterations to the outbuilding are not considered to have an adverse impact on the architectural or historic fabric of the listed building or its setting and is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant

provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of the special architectural or historic interest of this listed building and will preserve the character of the Market Bosworth Conservation Area.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE4, BE5, BE6 and BE7
Core Strategy (2009) Policy 7, Policy 11

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Nos:- 9074.01 received by the Local Planning Authority on the 26.4.11

Reasons :-

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act
1990.

2 For the avoidance of doubt and in the interests of proper planning

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Eleanor Shaw Ext 5680