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Sent: 12 November 2026 19:34:30 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00943/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 12/11/2026 7:34 PM from N Palmer (nigel_palmer.MBS@btinternet.com) on behalf of Market Bosworth Society.

Application Summary

Reference:	26/00943/FUL
Address:	The Old Black Horse Inn 17 Market Place Market Bosworth Nuneaton Leicestershire CV13 0LF
Proposal:	Demolition of flat roofed toilet block, extension to form new kitchen and associated works
Case Officer:	Joe Fleetwood

Click for further information

Comments Details

Comments:	The Society objects to these applications. On reviewing the submitted plans, we note that drawing reference B160(SK)02 has been identified as both the existing and proposed elevations. As a result, it is impossible to undertake a meaningful comparison between the building as it currently stands and how it would appear following the proposed alterations. Without accurate existing and proposed elevation drawings, the impact of the works cannot be properly assessed. The Society is also disappointed that a proposal involving what appears to be a substantial alteration to a listed building is not supported by a Heritage Statement. In the absence of such information, it has not been demonstrated how the significance of the listed building and its setting have been assessed or how any harm has been avoided or minimised.

Policy DM12 states:

"Proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting."

The policy further requires that development within Conservation Areas preserves and enhances their significance through consideration of the important characteristics identified within the relevant Conservation Area Appraisal and Management Plan.

The information currently before the local planning authority does not demonstrate that these requirements have been met. Furthermore, the submitted material does not provide sufficient information for us to establish whether the proposals accord with Policy BD4 of the Market Bosworth Neighbourhood Plan.

Accordingly, based on the documentation presently available, the Society considers that the applications cannot be properly assessed and should not be determined until adequate plans and supporting heritage information have been submitted.

Kind regards

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