From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 12 November 2026 19:43:07 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00944/LBC

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 7:43 PM from N Palmer (nigel_palmer.MBS@btinternet.com) on behalf of Market Bosworth Society.

Application Summary

Reference:	26/00944/LBC
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 Market Bosworth Society objection is based on the following serious omissions and defects in the current submission: 1. Omission of a Mandatory Heritage Statement The application site is a Grade II listed building situated within the Market Bosworth Conservation Area. Under the National Planning Policy Framework (NPPF, Paragraph 200) and Hinckley & Bosworth Borough Council's local validation requirements, any application affecting a designated heritage asset must be accompanied by a Heritage Statement (or Heritage Impact Assessment) describing the significance of the asset and assessing the impact of the proposed works upon it. No Heritage Statement has been uploaded to the public portal under either 26/00943/FUL or 26/00944/LBC. Without this document, neither the Local Planning Authority nor the public can properly assess whether the demolition and extension will preserve or harm the special

architectural or historic interest of the building and the surrounding Conservation Area.

2. Defective and Duplicated Elevation Drawings (B160(SK)02)
The elevation drawings currently published on the portal are critically flawed. The exact same drawing—referenced as B160(SK)02—has been uploaded for both the "existing" (before) and "proposed" (after) elevations. Consequently, the public file contains no clear, accurate elevation drawings illustrating the altered building, the removal of the flat-roofed toilet block, or the scale, massing, materials, and visual appearance of the proposed new kitchen extension.

3. Prejudice to Public Consultation and Statutory Duties
Under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a statutory duty to have special regard to the desirability of preserving a listed building, its setting, and any features of special architectural or historic interest. Determining an application based on duplicated drawings and in the complete absence of a Heritage Statement would fail to meet this statutory test and deprives local residents and consultees of the accurate information required to make informed representations.

Conclusion
For the reasons set out above, I respectfully request that Hinckley & Bosworth Borough Council:

Place these applications on immediate hold (or mark them invalid) until a compliant Heritage Statement and distinct, accurate existing and proposed elevation and floor plans are submitted; and

Re-open a full public consultation period once the complete and corrected documents are published on the planning portal.

Kind regards

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