

Planning & Heritage Statement

Replacement of windows and doors of existing retail units associated with the Wheatsheaf Courtyard, 5 -7 Market Place, Market Bosworth, Nuneaton, CV13 0LF.

February 2024

Introduction

This statement is submitted in support of the replacement of windows and doors of existing retail units associated with the Wheatsheaf Courtyard, Market Place, Market Bosworth, Nuneaton, CV13 0LF.

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

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
Market Bosworth Neighbourhood Plan

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."

More specifically the Official Historic England list entry states the below:

"MARKET BOSWORTH SK4003 MARKET PLACE (North East Side)

9/39 The Wheatsheaf

GV II

Pair of shops, formerly inn, with central entry to rear courtyard. Late C18, much altered and with earlier core. Rough cast over brick, with Welsh Slate roof. C16 timber framing of post and truss construction in rear wing. Central square headed wide entry to rear, doorway and shop and window to right, window to left, all C20. Upper windows are renewed in earlier openings with flat splayed heads. Axial stack.

Listing NGR: SK4061903092"

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.

Materials & Design

The NPPF seeks to protect communities from inappropriate development but not to curtail development where it accords with Local Plan policy. Planning policies and decisions should no longer attempt to impose architectural styles however it is proper to seek to promote or reinforce local distinctiveness and reflect the adjacent built form.

The contribution of the setting to the significance of a heritage asset is often expressed via reference to views both in and out of the site. In this regard the adopted Conservation Area window appraisal notes the Wheatsheaf Courtyard consists of windows of timber construction. On this basis pre-application discussions were undertaken with the HBBC Conservation Officer to ensure the replacement windows and doors were sympathetic and complementary to the overall significance of the courtyard by re-introducing window design and detailing that had been lost with previously less sympathetic alterations.

Conclusion & Justification

By reinstating the window and door design that is more appropriate to the historic setting of the courtyard, the overall effect on the character and appearance of the setting of the range of Listed buildings is materially enhanced. On this basis the application is recommended for officer support and subsequent approval in accordance with the provisions of the Framework

as the proposal is appropriate in terms of design and appropriate materials and the rebalancing of the fenestration of the existing buildings.

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