

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 30 July 2024 11:22
To: Planning Folder New
Subject: Application Ref: 24/00583/LBC - Dixie Grammar School Market Place Market
Bosworth Nuneaton Leicestershire CV13 0LEDavid Spring

FAO: David Spring

Address: Dixie Grammar School Market Place Market Bosworth Nuneaton Leicestershire CV13 0LE
Application Ref: 24/00583/LBC

Proposal: Internal alterations to former bank and single storey glazed link including associated external alterations.

Statutory Remit: Historic Buildings & Places (HB&P) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P about the above application for listed building consent. I apologise of the delay in responding. We have reviewed the application documentation and provide the following comments for consideration.

- While there is no objection to the principle of the link structure, HB&P do question why accessibility to at least one of the buildings isn't being addressed within the new link. This limits the benefits verse harm of the scheme.
- The bank is listed for being 'a fine example of an Edwardian bank building'. HB&P are therefore concern about the introduction of solid partition walls within the former banking hall. Unless evidence is found that the hall was originally subdivided, the partitions should be avoided, as they change the proportions and openness of the banking hall and the ability to understand its former use. It also requires changes to the panelling and moulding.
- There is already an existing storm lobby. Why is the second storm lobby required? This too requires infilling and portioning part of the banking hall with no real justification.
- We understand the desire for a secure lobby, but can this be achieved with furniture, such as a traditional style reception counter; partitioning that doesn't extend to the roof/ is more transparent; less room division?
- Less harmful alternatives should be investigated.

Policy: Chapter 16 of the NPPF (2023), particularly paragraph 205, that states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Regards

Ross Anthony

Case Work



www.hbap.org.uk

+44 (0)20 7236 3934

The Courtyard
37 Spital Square
London E1 6DY

Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.