

Delegated Report

Planning Ref: 24/00739/LBC
Applicant: Michael Collins
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Dixie Grammar School, Market Place, Market Bosworth, Nuneaton

Proposal: Listed building Consent for alteration to existing toilet block

1. Recommendations

- 1.1. **Grant listed building consent** subject to:
- Conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. This application seeks listed building consent at Dixie Grammar School, Market Bosworth for alteration to existing toilet block.
- 2.2. A Heritage Statement and Design and Access Statement have been submitted to support the application.

3. Description of the Site and Surrounding Area

- 3.1. The application site forms part of the grounds of The Dixie Grammar School and both the former bank & the Dixie Grammar School are Grade II Listed Buildings located off Station Road in the centre of Market Bosworth. The Dixie Grammar School is a selective 3-18 coeducational independent school set in three sites around Market Bosworth. The three sites are The Dixie Grammar Junior School off Bosworth Road [west of Market Bosworth], The Dixie Grammar School [centre of Market Bosworth] and The Dixie Grammar School Sports Ground [north of Market Bosworth].
- 3.2. The school is centred upon The Dixie Grammar School to the centre of Market Bosworth. The school is an island development surrounded by roads, Station Road & Back Lane. Within the grounds of The Dixie Grammar School there are a substantial number of buildings with the focus being on Former School & Former Bank [Now School] visible off Station Road. The various buildings within the school vary in size, location and style with some being timber-framed cabins, however most are brick-built.
- 3.3. The main school building dates from 1828. It is constructed in limestone ashlar with plain tiled roof and has considerable architectural adornment to its elevations. It occupies a corner position within the south-east section of the wider school site and is a prominent feature within the street scene of Station Road, Market Place and Back Lane. The special historic and architectural interest of the building is clearly evident and due to this it also contributes positively to the character and appearance, and thus significance, of the Market Bosworth Conservation Area.
- 3.4. The remainder of the school site consists of an eclectic mix of buildings, including the school masters house (constructed at the same time as the school in 1828 and also of some architectural interest) and then more functional development to serve the operation of the school constructed at various times during the 20th century.

The interior of the school site is largely hidden due to the presence of built form and high perimeter brick walls along Station Road and Back Lane.

- 3.5. This site lies at the centre of the standalone rural centre of Market Bosworth. Market Place is largely made up of late C18 or early C19 buildings, urban in character and constructed mostly of red brickwork or painted render and sits at the heart of the Market Bosworth Conservation Area.

4. Relevant Planning History

03/01410/FUL

- ERECTION OF FENCING AND GATES
- Permission
- 09.02.2004

05/00253/FUL

- STORAGE EXTENSION TO EXISTING TOILET BLOCK
- Permission
- 05.05.2005

07/01474/FUL

- ERECTION OF GROUNDSMAN'S STORE
- Permission
- 11.02.2008

14/00701/FUL

- Formation of new doorway
- Permission
- 23.09.2014

17/00447/FUL

- Conversion of barn to music room and single storey extension
- Permission
- 03.07.2017

19/00446/FUL

- Erection of gates off Back Lane
- Permission
- 20.06.2019

24/00582/FUL

- Internal alterations to former bank and single storey glazed link including associated external alterations.
- Permission
- 06.08.2024

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. No letters of representation were received.

6. Consultation

- Market Bosworth Parish Council have no objection.
- Market Bosworth Society made comments in support of the Planning Application.
- Historic England- No advice provided.
- HBBC Waste- No comments or objections
- HBBC Pollution- No objection
- LCC Highways- No comments or objection
- HBBC Conservation Officer – *‘These applications seek permission for alterations to an outbuilding within the wider Dixie Grammar School site and the curtilage of the grade II listed school building. The site is also located within the Market Bosworth Conservation Area.*

The listed building entry (National Heritage List England (NHLE) ref 1074266) identifies the Dixie Grammar School building as:

“Former School. Dated 1828. Limestone Ashlar with plain tiled roof. Tall two storeyed, seven bays in two parts, (four-three). Left hand section is symmetrical about a pedimented central gable with angle turrets, containing the entrance which is a four-centred archway beneath hood mould with foiled lancet above. Gothick detailing throughout. Windows have stone mullions and transoms and hood moulds and are of 3 and four-lights in the left hand section and of two-lights to the three storeyed right hand three bays. All windows have latticed metal glazing. Parapet with fretted decoration. Wood cupola above gable and a clock in its apex. Over the doorway is an inscription in Latin and Greek and with the date.”

The building does still operate as the main school building for the Dixie Grammar School so is not a ‘former’ school.

The application building dates from the inter-war period and is located to the north-west of the main listed school building. It has a rectangular plan form with flat roof, is constructed of brick red brick with rendered front elevation, and has simple fenestration, all of which provide it with a functional appearance. It currently operates as a toilet block and joinery workshop, fulfilling an ancillary function to the main school building. Overall, it is considered that the outbuilding makes a neutral contribution to the significance of the main listed building and the character and appearance of the area, which includes the Market Bosworth Conservation Area.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses. Section 66 of the Act places a duty on the local planning authority when considering whether to grant planning permission to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which

it possesses. Section 72 of the Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

The proposal seeks to make alterations to the application building so it can operate fully as a toilet block. Alterations to the external elevations of the building consist of cladding it in horizontally laid timber and replacing the windows with top hung upvc casements of a similar profile as existing. The existing gable end elevation fenestration would be covered by the cladding. A slight increase in the scale of the building is proposed due to the need for a parapet at the eaves level.

The proposal would continue to ensure that the outbuilding has an ancillary use to the main school building and in my opinion the proposed alterations would continue to provide the outbuilding with a functional appearance. The proposal would therefore have a neutral impact on the curtilage listed building to the Dixie Grammar School and is compatible with its significance, whilst preserving the character and appearance and thus significance of the Market Bosworth Conservation Area. The proposal therefore complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duties of Sections 16, 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990."

Relevant Acts, National and Local Policies and Guidance

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses. Section 66 of the Act places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

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The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

The proposal and its impact upon the significance of affected heritage assets

The proposal seeks to make alterations to the application building so it can operate fully as a toilet block. Alterations to the external elevations of the building consist of cladding it in horizontally laid timber and replacing the windows with top hung up upvc casements of a similar profile as existing. The existing gable end elevation fenestration would be covered by the cladding. A slight increase in the scale of the building is proposed due to the need for a parapet at the eaves level. The proposed works are considered to be justified as to provide fit for purpose toilet arrangements that comply with relevant regulations and the requirements of the school. For the above reasons it is considered that the internal and external works proposed are compatible with its significance as a listed building.

For the above reasons it is considered that the proposed link building is compatible with the significance of the listed buildings and their setting and would preserve the character and appearance and thus significance of the Market Bosworth Conservation Area.

Summary

The proposed works to the grade II listed building are appropriately specified and compatible with its significance. The proposed toilets are of an appropriate scale, siting and appearance as to be compatible with the significance of the listed buildings and their setting, with works also preserving the character and appearance and thus significance of the Market Bosworth Conservation Area. Consequently, the proposal would comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF, and the statutory duties of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- 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

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues

- Impact upon the Grade II Listed Building and its setting

Impact upon the Grade II Listed Building and its setting

- 8.2. Both the Dixie Grammar School & the former bank (also a school) are grade II listed buildings. Both buildings have historical and architectural interest which contributes to their significance. The proposal seeks to make alterations to the application building so it can operate fully as a toilet block. Alterations to the external elevations of the building consist of cladding it in horizontally laid timber and replacing the windows with top hung up upvc casements of a similar profile as existing. The existing gable end elevation fenestration would be covered by the cladding. A slight increase in the scale of the building is proposed due to the need for a parapet at the eaves level.
- 8.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting, to have special regard to the desirability of preserving the listed building's setting and any features of special architectural and historic interest which it possesses.
- 8.4. Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD seek to protect and enhance the historic environment and heritage assets. If the impact of any proposal causes harm to a heritage asset the benefits of the proposal must outweigh any harm caused, and all proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building.
- 8.5. Section 12 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. 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 (paragraph 205).
- 8.6. The proposed works are considered to be justified as to provide fit for purpose toilet arrangements that comply with relevant regulations and the requirements of the school. For the above reasons it is considered that the internal and external works proposed are compatible with its significance as a listed building.
- 8.7. Overall the works are compatible with the significance of the building and therefore the proposal complies with Policies DM11 and DM12 of the SADMP, section 12 of the NPPF and the statutory duty of Section 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Equality Implications

9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3. There are no known equality implications arising directly from this development.

10. Conclusion

10.1. It is considered that the proposal is compatible with the significance of the grade II listed structure and the proposal therefore complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Recommendation

11.1. **Grant listed building consent** subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

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

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

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site & Location Plan Drg No.H114 (90)01 received 31.07.2024

Landscaping Plan Drg No. H114 (90)03 received 31.07.2024

Parking Plans Drg No. H114 (90)04 received 31.07.2024

Proposed Floor Plans Drg No. H114 (20)01 received 31.07.2024

Proposed Elevations Drg No. H114 (20)02 received 31.07.2024

Application form received 31.07.2024

Design and Heritage Statement received 31.07.2024

Reason: To define the permission for the avoidance of doubt and to preserve the architectural and historic character of the building in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document.

3. The materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved proposed plan received on 31.07.2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).