

Delegated Report

Planning Ref: 25/00723/LBC

Applicant: Mrs Cheryl McDonnell

Ward: Cadeby Carlton Market Bosworth & Shackerstone

Site: 3A Market Place, Market Bosworth



Hinckley & Bosworth
Borough Council

Proposal: Replacement of four front elevation windows with sash windows.

1. Recommendations

1.1. Grant Listed Building Consent subject to:

- Conditions outlined at the end of this report

2. Planning application description

- 2.1 The application seeks Listed Building Consent to replace four existing beige uPVC windows on the front elevation of the Grade II listed 3A Market Place with traditionally styled softwood timber sliding sash windows. The proposed replacements are a design named 'Chatsworth' which are described as softwood timber sash windows and which are finished in white to complement the building's historic character and neighbouring Nos. 1 and 3 Market Place. The new windows would be installed in the existing openings, comprising two windows at first floor level and two at second floor level. The dimensions of the windows are as follows: two windows measuring 900mm by 1350mm, one window at 1000mm by 1500mm, and one larger unit at 1200mm by 1500mm. There are no alterations to fenestrations proposed on the ground floor. These proportions are consistent with traditional Georgian fenestration.

3. Description of the site and surrounding area

- 3.1. No. 3A Market Place forms part of a late 18th-century row of houses, now converted to shops at ground floor level. The building is constructed using historic red brick with plain tiled roofs and is three storeys high. It shares architectural characteristics with adjoining properties Nos. 1 and 3, which are also Grade II listed, however currently utilises beige uPVC windows instead and has four bricked-up windows which may have served openings in the building's original form. The structure is an example of late Georgian commercial architecture, sits slightly taller than its neighbour, No. 5 Market Place, and the entire building reflects the road's acute curvature.
- 3.2. The ground floor of No. 3A features a modern shopfront with two doorways, one of which provides access to a rear passage. The upper storeys retain single-pane standard windows with upper pivoted openings, set above projecting sills and has curved simplistic lintels above each window (including those bricked-up). The overall building also includes a centrally-shared chimney stack, contributing to the historical roofline of Market Bosworth and the village square (Market Place) in which the application site sits.
- 3.3. Market Bosworth is a town to the north of Hinckley, surrounded by agricultural/rural land. The eastern section of the town is protected by Conservation Area designation, in which the application sits centrally.

4. Relevant planning history

05/01311/ADV

- ILLUMINATION OF EXISTING SIGNS

- WDN
- 06.04.2006

90/00076/4

- ERECTION OF EXTERNAL STAIRCASE
- PER
- 20.02.1990

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 objections or comments have been received.

6. Consultation

- 6.1. Market Bosworth Parish Council;

- Market Bosworth have no objections to the proposals.

- 6.2. HBBC Conservation Officer;

This proposal is located at 3A Market Place, Market Bosworth and seeks listed building consent for the replacement of four windows upon the first and second floor of the front elevation of the building.

3A Market Place comprises of the upper floors of the grade II listed building known as 1, 3 and 3A Market Place. The building as a whole is of special historic and architectural interest, being located within the historic core of the settlement of Market Bosworth and its associated conservation area.

The listed building entry (National Heritage List England (NHLE) ref 1361290) identifies the building as "Row of houses, now shops on ground floor. Late C18. Brick with plain tiled roofs. Three storeyed. Nos. 1 and 3 are each of two bays with C20 shop fronts (No. 1 has separate door also) in slight architrave with panelled rebates. No. 3a is similar but with two doorways to ground floor one leading to passage to rear. All have projecting sill bands and moulded eaves cornices. Upper windows vary: No. 1 has 4-light mullioned and wood mullioned and transomed windows while Nos. 3 and 3a have 12 pane windows with central pivoted openings. Axial stacks."

The existing upper floor windows to 3A currently consist of timber framed mullion and transom windows. Whilst the existing windows are constructed of a traditional timber frame material, they are most likely mid-20th century installations so are not original fabric consistent with the late-18th century age of the building. Overall, the existing windows make a minor contribution to the special interest and heritage significance of the building only. It is highly likely that the original windows would have been 12 pane sash windows to reflect the architectural style of that period, so subject to an appropriate specification there may be an opportunity to install replacement windows within the upper

floors to reinstate a component of the original character and appearance of the building.

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 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 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 (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.

A specification has been submitted with the application confirming that the replacement windows would be timber framed sliding sash windows with a 12 pane arrangement and bonded glazing bar. The frame and sash colour would be finished in white. The windows would have slim double-glazing units which can be satisfactorily housed within the frame due to the large sections without resulting in a bulky appearance. No trickle vents are included within the specification so this avoids the need for an overtly modern and uncharacteristic addition to the window.

Overall, it is considered that the replacement windows are suitably specified, being based on a traditional design and detailing, and as such would reinstate a component of the original character and appearance of the building. For the above reasons it is considered that the proposal is compatible with the special interest and heritage significance of the grade II listed building 1, 3 and 3A Market Place, and consequently it complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.3. Historic England:

- No comments received

7. **Policy**

7.1. Core Strategy (2009)

- N/A

- 7.2. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
- 7.3. Market Bosworth Neighbourhood Plan Review Referendum Version 2020-2039 (2025)
 - Policy BD4: Heritage Asset Protection
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Planning (Listed Buildings and Conservation Areas) Act 1990
 - The Market Bosworth Conservation Area Character Appraisal (2021)

8. **Appraisal**

- 8.1 Key Issues
 - Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting

Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting

- 8.2 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.
- 8.3 Section 16 of the NPPF provides the national policy on conserving and enhancing the historic environment. Paragraphs 202 to 214 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. 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.
- 8.4 Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment including listed buildings and heritage assets. The policies seek to ensure that all proposals for the extension or alteration of listed buildings and development within their setting shall only be permitted where it is demonstrated that they are compatible with the significance of the building to ensure that the significance of a listed building and its setting is preserved and enhanced.

- 8.5 Policy BD4 of the Market Bosworth Neighbourhood Plan states:
'Proposals that will result in harm to, or unnecessary loss of, an asset of local heritage value will only be supported if it can be demonstrated that, on balance, the overall benefit outweighs any harm or loss.' The application site is referenced in its list of locally designated Heritage Assets along with the neighbouring properties Nos. 1 and 3 Market Place. As such, as the proposals include the replacement of uPVC windows with white timber sash windows, typical of Georgian architecture and in-keeping with the original building design this is seen as a betterment and will align more closely with policy BD4.
- 8.6 No. 3A Market Place is a building which is architecturally unassuming but of special historic interest and high heritage value, especially given its location within a conservation area. The listed building entry (National Heritage List England (NHLE) ref 1361290) identifies the building as a late 18th Century terraced house with original Georgian architecture.
- 8.7 Section 12 of the Market Bosworth Conservation Area Character Appraisal states that proposals should 'limit the use of uPVC or unsympathetic materials, especially in or adjacent to listed buildings'. The proposal is for the replacement of beige uPVC windows with white timber softwood sash windows: two windows at first-floor level measuring 900mm by 1350mm, one ground-floor window at 1000mm by 1500mm and one larger ground-floor unit at 1200mm by 1500mm. These white sash windows are typical of Georgian window design with an emphasis on proportion, balance and classical detailing and do not incorporate top sash window horns or trickle vents, which are more typical of Edwardian detailing. A common style during the Georgian period was the sash window, often arranged with six panes per sash (and usually 12 panes per window). Currently the building utilises beige non-sash uPVC windows which are not in-keeping with Georgian architecture or design and the proposed design would certainly be a betterment.
- 8.8 The four windows are proposed at the property frontage which is the most visible aspect from the street scene. Market Place is a prominent square in the heart of the village of Market Bosworth, which is likely to receive a significant amount of footfall and the application site has high visibility in the centre of this space. Although not considered new development, the proposed windows are to match the neighbouring windows and therefore provide a design consistency and will therefore enhance the local distinctiveness of the central square.
- 8.9 For the above reasons it is considered that the proposal is compatible with the significance of the Grade II listed building 3A Market Place And consequently, the proposal complies with Policy BD4 of the Market Bosworth Neighbourhood Plan, Policies DM11, DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Sections 16 and 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 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.

10. Conclusion

- 10.1 By virtue of their consistent and sensitive design which is seen to complement the main building and neighbouring Grade II listed buildings, the replacement of the windows are considered to be compatible with and would preserve the special architectural and historic interest and therefore significance of the Grade II host building and nearby buildings. The proposals are considered to be in accordance with Policies DM1, DM11 and DM12 of the SADMP, Section 16 of the NPPF and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Market Bosworth Conservation Area character appraisal and Market Bosworth Neighbourhood Plan Review Referendum Version 2020-2039 (2025) and are therefore recommended for listed building consent approval subject to conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

- 11.2 **Conditions and Reasons**

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Quotation – QU13690B (Chatsworth window details) – received by the Local Planning Authority on 2nd September, 2025.
- Site Location Plan - Drg No.TQRQM25195145822153
- Design and Access Statement
- Heritage Statement
- Application form
- All received by the Local Planning Authority on the 23rd July, 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 **Notes to applicant**

- a.) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533