

Conservation Officer comments for: 25/01051/LBC

Proposal: Replacement of 3 windows to first floor

Site: 20 Market Place, Market Bosworth

Date Submitted: 18/03/2026

This proposal is located at 20 Market Place, Market Bosworth and seeks listed building consent for the replacement of three windows upon the first floor of the front elevation of the building. 20 Market Place is a grade II listed building and is located within the Market Bosworth Conservation Area.

The listed building entry (National Heritage List England (NHLE) ref 1177527) identifies 20 Market Place as "Offices premises, formerly dwelling. Early C19. Brick with plain tiled roof. Two storeyed, three bays with central door flanked by 3-light wood mullion and transomed windows with cambered brick heads. Deep eaves blind. Gable end stacks."

The special historic and architectural interest of the building is inherent in its built form, which is most readily appreciated from its front elevation and the Market Place street scene and ensures that the building makes a positive contribution to the character and appearance of the conservation area and its significance. The mullion and transom windows to the first floor are of a traditional timber material and reflect the style of window architecture typical of the early-19th century period when the building was likely rebuilt.

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) (2024) 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.

As confirmed within the submitted information the first-floor windows frames and opening lights are in a deteriorating condition and are beyond viable repair. They are currently single glazed which provides poor thermal performance, with none of the glazing panels being original early-19th century fabric and all having been replaced over time. Given the poor condition and performance of the windows it is considered that their replacement with a suitably specification on a like for like basis would be justified and would avoid an adverse impact upon the significance of the listed building.

The proposed specification is to replace the windows on a like for like basis with the existing profile and positions of the mullion and transoms, opening lights and glazing bars being replicated. A slim 12mm double glazed unit is proposed with its use not requiring any increased proportions to the opening lights and glazing bars so existing sight lines will be maintained. As per the details in the Heritage Statement and application form a traditional

hardwood material will be utilised for the windows and they would be finished in white paint as per the existing windows.

Overall, it is considered that the replacement windows are suitably specified, and they would have a traditional character and appearance that respects the special interest of the listed building. For these reasons it is considered that the proposal is compatible with the significance of the grade II listed building 20 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.