

Conservation Officer comments for: 23/00607/FUL

Proposal: Change of use of office space (Class E) to residential accommodation (Class C3)

Site: 20 Market Place, Market Bosworth

Date Submitted: 11/08/2023

This proposal seeks to change the use of 20 Market Place from office space to a single 4-bedroom dwelling. 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. Due to its office use, the front elevation of the building has a shopfront flanking the central entrance consisting of timber pilasters, fascia and mullion and transom windows. A hanging sign is also positioned above the entrance. The shopfront is of a traditional style and material and these features sit comfortably upon the front elevation of the building.

Upon inspection internally there are no known fixtures or fittings (either in situ or concealed) of any potential interest as the building has been considerably modernised to facilitate the most recent office use. The building does however retain a plan form of small rooms punctuated by a staircase accessed from the side elevation.

To the rear of the building is a small, paved courtyard accessed by a gate from Market Place which is to the side of the building.

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 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.

Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 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. Policy DM12 requires all development proposals to accord with Policy DM10: Development and Design. Policy DM12 also states that all proposals for development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are

compatible with the significance of the building and its setting, and that development proposals should ensure the significance of a conservation area is preserved and enhanced.

The proposal seeks to change the use of the office to a single dwelling, which would reinstate the original use of the building. Despite its position in the commercial core of Market Bosworth it is not uncommon for residential uses facing directly into the Market Place so it is considered that the change of use of the building would not have any adverse effect upon the historic interest of the building.

No changes are proposed to the floor plan of the existing building to facilitate the change of use with the position of solid and stud walls remaining as existing. Undoubtedly internal decoration and fittings would be required to facilitate the change of use, such as new plumbing for bathrooms and kitchens, but as there are no known features of any interest internally there would not be a detrimental impact upon the fabric of the building from such insertions and alterations.

In addition, no alterations are proposed to the external elevations of the building, and as such its architectural interest would be unaffected and the positive contribution it makes to the character and appearance of the conservation area would remain. However, there are a number of potential works that are most likely to be required to allow for full and practicable operation of the building as a dwelling and which would also affect the character and appearance and special interest of the building, such as:

- Alterations to the shopfront and associated features of advertisement
- Privacy measures to the mullion and transomed windows for the amenities of future residents
- Installation of plumbing and ventilation services that affect the external elevations of the building

If the application is to be approved details of the above should be provided prior to the occupation of the building as a dwelling, and it should be noted that an application for listed building consent may be required for any such works should they affect the special interest of the building.

Bin storage would be within the rear yard so away from the Market Place street scene and no alterations are proposed to existing paved landscape of the yard, so this aspect of the proposal would have no detrimental impact upon the character and appearance of the conservation area.

As currently proposed the application would have no direct impact upon the special interest of the listed building 20 Market Place, and thus it would be compatible with its significance. There is the potential for additional works to directly affect the fabric of the building, so a suitably worded condition to cover this eventuality is provided below. The proposal would also maintain the character and appearance of the building and the positive contribution it makes to the significance of the Market Bosworth Conservation Area. Consequently the proposal complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the National Planning Policy Framework and the statutory duties of sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Prior to the occupation of the dwelling details of the following works shall be submitted to and approved in writing by the Local Planning Authority:

- Any alterations to the shopfront and associated advertisements

- Any proposed privacy measures to the mullion and transomed windows required for the amenities of future residents
- Any plumbing and ventilation installations that would be visible externally

The development shall be carried out in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the special interest of the listed building 20 Market Place and the Market Bosworth Conservation Area in accordance with the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD (2016).

Please also add the following note to the Decision Note:

Please note that the works proposed in order to satisfy the discharge of condition XX (as above) may affect the special interest of the listed building 20 Market Place and require the necessity of listed building consent. To determine the need for such consent the applicant is advised to contact the Borough Council's Conservation Officer when an application is made to discharge condition XX (as above).