

Delegated Report

Planning Ref: 25/01092/LBC

Applicant: Faye and Louis Walver

Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 3 The Borough, Hinckley

Proposal: Replacement of shop front display 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 an existing shopfront window, which is in a poor state of repair, to a glazed enclosure measuring 2.2m in width across the front elevation, with a projecting return section of 1m on the right-hand side. The proposed window is almost identical in colour and dimensions to the existing window.
- 2.2 The overall structure has a maximum height of 2.5m. The front elevation is divided into two main vertical panels, each approximately 1.1m wide, with the lower glazed sections measuring 1.8m in height. Above these sit higher-level glazed panels measuring 0.7m in height, completing the full 2.5m window structure. The side return consists of a single vertical glazed panel 1m wide, matching the height and design of the front. The design uses consistent 6mm laminated glazing throughout. The frames of the window are proposed to be finished in hardwood, primed and painted in white.

3. Description of the site and surrounding area

- 3.1. The application site is located along The Borough, in the centre of Hinckley. The south section of The Borough is pedestrianised and characterised by wide paved footways and a central circular paved section with several benches. The retail unit application site is located to the south of the street with no vehicular traffic and only pedestrian footfall.
- 3.2. The wider Hinckley town centre is characterised by a mix of retail, service and community units. The application site is the setting of Hinckley Framers Ltd, which is a retail unit that specialises in the sale of art and framing services.
- 3.3. The town centre combines historic character, including heritage buildings and traditional Victorian street scenes with more modern streets, such as *The Crescent* retail centre, with various restaurants and coffee shops along a pedestrianised street.
- 3.4. Overall, the application site sits within the traditional section of the busy town centre, with high visibility to pedestrians.
- 3.5. HBBC's Conservation Officer, describes the site as:
'3 The Borough is a grade II listed building located within the Hinckley Town Centre Conservation Area. It is a tall property located within a cluster of similarly aged building situated at the back edge of the pavement of The Borough which provides it with a strong presence within the historic street scene.'

4. Relevant planning history

93/01029/4

- Change of use to A2 financial and professional services
- Permitted
- 12.01.1994

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. HBBC Conservation Officer:

3 The Borough is a grade II listed building located within the Hinckley Town Centre Conservation Area. It is a tall property located within a cluster of similarly aged building situated at the back edge of the pavement of The Borough which provides it with a strong presence within the historic street scene.

The listed building entry (National Heritage List England (NHLE) ref 1074221) identifies the special interest and heritage significance of 3 The Borough being the following:

Architectural interest: as a late-C18 house with ground floor shop, retaining architectural features including sash windows with flat arches and keystones and internal fittings including an original fireplace on the first floor.

Historic interest: constructed in the late-C18, the building was erected in a period of expansion for Hinckley and is an important part of the town's development.

Group value: the building possesses group value with other listed buildings on The Borough of a similar date which further helps to demonstrate the rapid growth of the town during the period.

The listing description also acknowledges that the current shopfront is a 'later replacement'. It comprises of a single large pane of glass at the back edge of the pavement and an angled side pane of glass adjoining a door set within a recess. The glazing is separated by a rounded profile mullion. The glazing is set within timber frame that is simple in its form and detailing. Whilst the shopfront is not the original early-20th century shopfront it is considered to be a neutral component of the front elevation of the building and it does not detract from its character. However, the timber shopfront window frame is in a deteriorating condition, particularly at the cill level. The single large pane of glazing is also a security and safety risk. To overcome this hazard removable metal panels set within a frame have been fixed to the building. Whilst they do serve a necessary purpose, it is considered that the panels are to the detriment of the character of the building. The panels are also in a deteriorating condition.

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.

It is proposed to replace the existing shopfront windows with timber (hardwood) framed windows of an altered but traditional design and improved security measures. The design of the replacement windows will retain the position of the mullion between the front facing and side facing windows, whilst seeking to introduce a design which more accurately reflects the architecture of the early-20th century period, which consists of the introduction of a horizontal transom to the upper section of the window to create a 'top light'. The shopfront window frame will be a traditional hardwood material. A combination of similarly traditional angled and square mullion, transom and cill profiles are proposed. Laminated safety glazing will be installed in the new shopfront which provides an improved level of security and negates the need for the security panels.

The following specification and accompanying drawing with dimensions has been submitted to demonstrate the form, scale and appearance of the replacement shopfront:

- *De-glaze the existing shopfront and remove frames*
- *Manufacture new shopfront and return with hardwood frames*
- *Prime joinery, ready for final paint*
- *Install new shopfront and glaze with laminated glass*

The removal of the existing shopfront window has been justified as part of this proposal. The replacement shopfront window has an appropriate form, scale and appearance with a sensitive and traditional design and materials that reflects the architectural style and character of the building. It is therefore considered that the proposal is compatible with the significance of the grade II listed building 3 The Borough and consequently the proposal 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.

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. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

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

- 8.1 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.
- 8.2 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.
- 8.3 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 No. 3 The Borough is a terraced retail unit with apartments units above, which is 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 1074221) identifies the building as a late-C18 house with ground floor shop, retaining architectural features including sash windows with flat arches and keystones and internal fittings including an original fireplace on the first floor.
- 8.6 The window proposed maintains its traditional late Victorian-style shopfront, constructed using wooden frames, laminated glazing and painted in white, as existing. There is no prominent visual change to the windows proposed and thus it is not considered the replacement would have a detrimental impact on the established street scene. The window proposed is near identical in dimensions to the window it replaces and as a result, does not result in further/additional harm to the design and heritage value of the immediate area.
- 8.8 For the above reasons it is considered that the proposal is compatible with the significance of the Grade II listed building 3 The Borough, and consequently, the

proposal complies with 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.

10. Conclusion

- 10.1** By virtue of their consistent design which is seen to complement the main building and neighbouring conservation area, 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 the Conservation Area. 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 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:

- Sapphire Quote and Specification
- Proposed Replacement Shopfront (Dimensions)
- Block Plan
- Heritage Statement and Specification

- Application form
- All received by the Local Planning Authority on the 11th November, 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**

1. 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.