



Planning & Heritage Statement

Site Address:

20a Market Place, Market Bosworth, Nuneton, CV13 0LF

Prepared for:

Sheldon Bosley Knight

Prepared by:

Sheldon Bosley Knight,
Planning & Architecture

Date of report:

November 2023

This Planning & Heritage Statement accompanies the Advertisement and Listed Building Consent Applications for external signage and repainting at 20a Market Place, Market Bosworth.

1.0 Site Assessment

1.1 Site Location

The application site is located at 20a Market place, Market Bosworth.



Figure 1: Site Location

1.2 Planning History

The relevant planning history for this building is as follows:

17/00154/ADV- 1 no. non-illuminated fascia sign and 1 no. illuminated hanging sign – **Permitted**

17/00135/LBC – Internal alteration to see removal of studded wall in front reception area, glass studded counter and replacement of doors. New signage to front elevation. – **Permitted**

1.3 Flood Risk

The application site is in Flood Zone 1 (low probability) and is therefore not vulnerable to flooding.

2.0 Heritage Statement

2.1 Conservation Area

The property is located within the Market Bosworth Conservation Area.

Due to the building's location within the Conservation Area care has been taken to ensure that the proposed scheme is in keeping with the characteristics of the area and diminishes any negative impacts on the area's local distinctiveness and character.

There will be very minimal external changes to the exterior of the property. The only proposed changes are to change the existing signage to display the logo and branding of the new occupiers.

It is not located within the Green Belt or an Area of Outstanding Natural Beauty (AONB).

2.2 Listed Buildings

The **Application Site**, 20a Market Place, is listed.

The listed building description for the property is as follows:

*Listing NGR: SK4060903059 **GV II***

Office premises, formerly dwellings. 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 **Extent of the Asset** affected by the application proposals is minor as the works are all external alterations relating to the modern shopfronts. There are no works to the structure of the building and none in the interior, none of the architectural features mentioned within the listed building description will be affected by the proposals.

The plain tiled roof, three bay windows, central door flanked by 3 light wood mullion and transomed windows with cambered brick heads, deep eave blind and gable ends as mentioned in the listing building description remain intact. The existing modern signage and metal plaque on the front elevation are to be replaced, these do not contribute to the significance of the heritage asset.

The scheme has been sympathetically designed and care has been taken to ensure that the proposals do not harm the heritage asset.

The **Significance of the Asset** is largely determined by its listing. The asset is Grade II listed.

The **Proposed Works** are for the existing external signage to be repainted and replaced with Sheldon Bosley Knight branded signs as per drawing nos. 23-65-12 and 23-65-13.

Two new doorways will also be created on the ground and second floors to allow for easier access to previously sidelined areas. There will be no external fabric changes to the facade apart from those related to the modern signage.

The **Impact on the Asset** is considered to be minor and positive. The existing signage to be replaced is modern and does not have any historical value. To ensure the future conservation of the asset the space needs to be altered to meet the needs of the new occupier. No structural changes are proposed to the existing building.

In summary, the significance of the asset will not be negatively impacted by these changes and the building will be enhanced. The setting of the heritage asset will not be harmed by the proposed internal works. The external changes are necessary to show the branding of the new occupier and have been kept to a minimum to ensure that the setting of the asset is protected.

3.0 Proposal

3.1 Design and Layout

The external signage were changed back in 2017 to accommodate Thomas Flavell & Sons (TFS). This business has now vacated and so we need to make some exterior alterations to the signage.

The existing internal layout will remain the same. The external signage for TFS needs removing and replace with Sheldon Bosley Knight signage, who are the new tenants of the space.

3.2 Use

The space will be used as a lettings and sales office, with space for individual work stations and space for customers to come in and visit.

The proposed branding and colouring (RAL074146 blue and RAL 2341126 orange) on the external elevations is limited to the more modern shopfront elements and has been kept to a minimum.

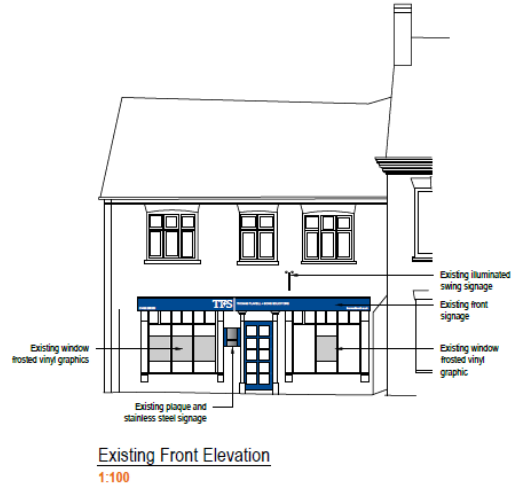


Figure 2: Existing front elevation

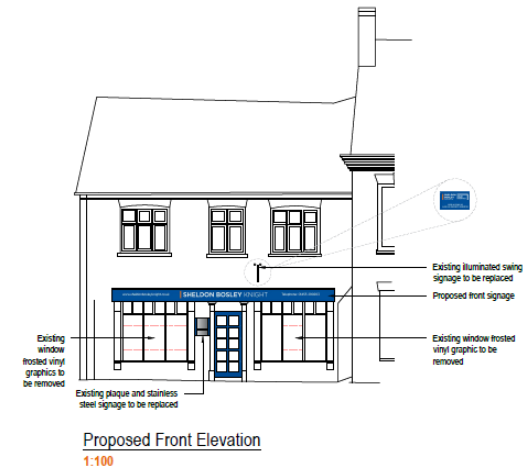


Figure 3: Proposed front elevation



Figure 4: proposed over the door signage



Figures 5&6: external visuals of the proposed signage

- The economic role should ensure that sufficient land to the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
- The social role supporting strong, vibrant and healthy communities, by providing the supply the housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the communities needs and support health, social and cultural wellbeing.
- Lastly the environmental role should contribute to protecting and enhancing our natural, built and historic environment.

Amongst the core principles set out in the NPPF, Local Planning Authorities' are urged to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraphs 194 and 199. Heritage assets should be conserved by the LPA in a manner that is appropriate to their significance. Care has been taken to ensure that effects to any part of the heritage asset including its setting, whether significant or not, are minimal.

Paragraph 195. The significance of the heritage asset should be taken into account when designing a planning application.

The proposal has been specifically designed to minimise physical impact on the listed asset and its setting. Externally only changes to the modern shopfronts are proposed and none of the listed features will be affected therefore the scheme will not negatively impact the significance of the heritage asset.

Paragraph 200. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

There are no alterations which would result in loss of significance of the asset, all alterations have been kept to a minimum and the external changes are necessary to show the branding of the new occupier and have been kept to a minimum to ensure that the setting of the asset is protected.

4.0 Planning Policy

4.1 National Planning Policy Framework (NPPF)

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

The NPPF sets out the three dimensions to sustainable development; economic, social and environmental. These dimensions, which are seen as mutually dependent, give rise to the need for the planning system to perform a number of roles:

Paragraph 206. LPAs should look for opportunities for new development within Conservation Areas and within the setting of heritage assets. The scheme will not harm the setting of the Conservation Area or the surrounding heritage assets.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.

As the NPPF is the National Policy that all LPAs Policies need to be compliant with, it therefore carries significant weight in planning decisions.

4.2 Market Bosworth Neighbourhood Development Plan

Policy CE1: All new development within Market Bosworth should be in keeping with the character area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area. Innovative or outstanding design will be supported if it raises the overall quality of the Character Area.

The proposal contains minimal exterior alteration and are respectful and in keeping with the heritage listing of the building. Therefore it is compliant with this policy.

5.0 Conclusions

In conclusion the application should be granted because of the reasons outline above. The scheme is policy compliant, is of a high-quality design and will reflect the character and distinctiveness of the locality.

The proposal will not damage or destroy features which positively contribute to local distinctiveness or negatively impact the heritage asset.

Care has been taken to ensure that the proposal do not harm the heritage asset. The scheme has been sympathetically designed with external only changes to the modern shopfronts are proposed and none of the listed features will be affected. Therefore, the scheme will not negatively impact the significance of the heritage asset.

We respectfully request that this application is granted by the Case Officer.