

Delegated Report

Planning Ref: 25/00458/LBC

Applicant: Miss Sarah James

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: 25 Station Road Market Bosworth Nuneaton

Proposal: New front door and windows to the front elevation and replacement lime wash render where necessary

1. Recommendations

1.1. Grant Listed Building Consent subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks listed building consent for the replacement of the openings and application of a replacement render finish on the front elevation at 25 Station Road, Market Bosworth.
- 2.2. The replacement windows would be of a traditional side hung casement design, with handmade solid hardwood frames with mortice and tenon joints and painted white. They would have slim double-glazing units, with ovolo moulding and putty line beading detailing of the glazing bars and monkey tail ironmongery detailing.
- 2.3. The replacement door would be hardwood with a vertical planked appearance and a fanlight window above.
- 2.4. The existing roughcast render is to be replaced with a breathable lime wash render.
- 2.5. Additional information was sought during the application process.

3. Description of the site and surrounding area

- 3.1. The application site comprises a late-18th century grade II listed building located within a terrace of cottages on the western approach to the village centre and within the Market Bosworth Conservation Area and settlement boundary. The listed building entry (National Heritage List England (NHLE) ref 1074264) identifies the building as 'House. Mid C18. Brick, rendered over, with plain tiled roof with band of fish scale tiles. 2-storeyed, single unit plan with doorway to left: and renewed lower window. 2-light horizontally sliding sash window above. Stack shared with-No. 27.'
- 3.2. The windows and doors throughout the building have been renewed over time and none are original historic fabric contemporary with the age of the building. The windows are however constructed of a timber frame, painted white, and have a simple cottage glazing bar style with varying methods of opening, including side hung and top hung casements. The door is a relatively modern 6 panel design. The existing windows and door on the front elevation of the building have a simple character and appearance and reflect some traditional characteristics, and overall, they make a minor positive contribution to the special interest and significance of the listed building. The rendered finish to the building appears to be a roughcast finish, which suggests it is likely to be a relatively modern application.

4. Relevant planning history

81/00990/4

- Replacement window to front elevation
- Planning Permission
- 25.11.1981

99/00337/LBC

- Alterations and extension to dwelling
- Listed Building Consent
- 14.06.1999

99/00360/FUL

- Alterations and extension to dwelling
- Planning Permission
- 14.06.1999

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. Following the publication no comments have been received.

6. Consultation

6.1. Market Bosworth Parish Council;

'Market Bosworth Parish Council recommends that any replacement windows should be in keeping with the existing.'

'It is not clear from the sketch plan, but it appears the proposed downstairs windows may open outwards directly on to the pavement causing obstruction in a way the existing windows do not.'

6.2. Market Bosworth Society;

'Having viewed the plans attached to this application the Market Bosworth Society is pleased to note that traditional materials will be used and that the facade of the building will be unaltered. The street scene will remain intact. The Market Bosworth Society supports this plan to replace windows, doors and lime wash.'

6.3. Historic England;

'Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.'

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.'

6.4. HBBC Conservation Officer;

'As confirmed within the submitted information and following site inspection the windows and door on the front elevation are in a deteriorating state of repair. Given the poor condition of these features and their minor interest their replacement with a suitable specified replacement would be justified, and this would present the opportunity to re-instate windows and doors or a specification more reflective of the original age of the building (e.g. side hung cottage style casement windows and timber planked door).

The proposal seeks consent to replace the three windows with a traditional side hung casement design. The frames would be handmade solid hardwood with mortice and tenon joints and painted white. The windows would have slim double-glazing units which can be satisfactorily housed within the frame due to the large sections (as confirmed by the submitted sectional drawing) without resulting in a bulky appearance. The ovolo moulding and putty line beading detailing of the glazing bars and monkey tail ironmongery detailing reflect traditional characteristics. 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.

The existing door would also be replaced with a new hardwood door with vertical planked appearance and fanlight window above. Overall, it is considered that the replacement door is suitably specified, and it would have a traditional character and appearance that respects the special interest of the listed building.

The removal of the existing roughcast render and replacement with a breathable lime wash render would result in a positive measure to reinstate the traditional performance of the building whilst also having no adverse impact upon the character of the front elevation.

For the above reasons it is considered that the proposal is compatible with the significance of the grade II listed building 25 Station Road, 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.

The decision-taker may need to determine if the extent of opening of the windows on the ground floor will need to be restricted over the highway to comply with guidance contained within the Leicestershire County Council Highway Design Guide.'

7. Policy

7.1. Market Bosworth Neighbourhood Plan 2014-2026

- Policy CE1: Character and Environment

7.2. Market Bosworth Neighbourhood Plan Review 2020-2039 – The Review is scheduled for referendum on Thursday 10 July. Whilst the results of the referendum are unknown given the advance stage of the Neighbourhood Plan the following policies are considered relevant to the application and can be afforded considerable weight:

- Policy DC1: Design Codes
- Policy CE1: All new development within Market Bosworth
- Policy BD4: Heritage Asset Protection

7.3. Core Strategy (2009)

- Policy 7: Key Rural Centres
 - Policy 11: Key Rural Centres Stand Alone
- 7.4. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM17: Highways and Transportation
- 7.5. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.6. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highways Design Guide (2024)
 - 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 highway safety
- 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.
- 8.3 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.
- 8.4 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.
- 8.5 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.
- 8.6 Policy DM10 of the Site Allocations and Development Management Policies (SADMP) DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 8.7 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.
- 7.2. Policy CE1 of the Market Bosworth Neighbourhood Plan 2014-2026 seeks to ensure that all development within Market Bosworth should be in keeping with its Character Area in regard 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. Within Character Area E the roofline of any new development must respect adjoining areas and neighbouring buildings and not harm important views.
- 7.3. Policy DC1 of the Market Bosworth Neighbourhood Plan Review 2020-2039 seeks to ensure that development proposals must demonstrate how they contribute positively to their character area in this case 'suburban residential' and will be supported where they are in conformity with the essential design considerations for the relevant character area, the general design principles set out in the Market Bosworth Design Codes 2023 and other Neighbourhood Plan policies as applicable.
- Market Bosworth Design Codes 2023 seeks to ensure that;
- Any redevelopment in the area should take the existing housing mix and typologies into account to inform the design and housing mix offer to be delivered; and
 - Buildings should be aligned along the street with their main facade and entrance facing it. The building line can have subtle variations in the form of recesses and protrusions but will generally form a unified whole. In the area, the generous setback of the building line from the street can make perceiving the frontage more difficult; and
 - Any extension or redevelopment should be informed by and complement the existing materials in the area; and
 - Extensions should retain the materials, architectural features, window sizes and proportions of the existing building and recreate this style to design an extension that matches and complements the existing building. The original building should remain the dominant element of the property regardless of the amount of extensions. The newly built extension should not overwhelm the building from any given point.
- 7.4. Policy CE1 of the Market Bosworth Neighbourhood Plan Review 2020-2039 seeks to ensure that all new development within Market Bosworth should be in keeping with its 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. Within any Character Area the roofline of any new development must respect adjoining areas and neighbouring buildings and not harm important views and vistas.
- 7.5. Policy BD4 of the Market Bosworth Neighbourhood Plan Review 2020-2039 seeks to ensure that 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.

- 8.8 The proposal seeks consent to replace the three windows with a traditional side hung casement design. The frames would be handmade solid hardwood with mortice and tenon joints and painted white. The windows would have slim double-glazing units which can be satisfactorily housed within the frame due to the large sections (as confirmed by the submitted sectional drawing) without resulting in a bulky appearance. The ovolo moulding and putty line beading detailing of the glazing bars and monkey tail ironmongery detailing reflect traditional characteristics. 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.
- 8.9 The existing door would also be replaced with a new hardwood door with vertical planked appearance and fanlight window above. Overall, it is considered that the replacement door is suitably specified, and it would have a traditional character and appearance that respects the special interest of the listed building.
- 8.10 The removal of the existing roughcast render and replacement with a breathable lime wash render would result in a positive measure to reinstate the traditional performance of the building whilst also having no adverse impact upon the character of the front elevation.
- 8.11 For the above reasons it is considered that the proposal is compatible with the significance of the grade II listed building 25 Station Road, and consequently it complies with Section 16 of the NPPF and the statutory duty of Section 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), Policy CE1 of the Market Bosworth Neighbourhood Plan and Policies DC1, CE1 and BD4 of the Market Bosworth Neighbourhood Plan Review 2020-2039

Impact upon highway safety

- 8.12 Policy DM17 of the adopted Site Allocations and Development Management Policies DPD supports development where there would be no significant adverse impact on highway safety.
- 8.13 The HBBC Conservation Officer and Market Bosworth Parish Council have raised concerns regarding the extent of opening of the windows on the ground floor due to the front elevation abutting a public footway.
- 8.14 The applicant has confirmed verbally that the replacement windows and door to the ground floor are to open inwards bearing no impact upon highway safety for pedestrians. A condition has also been implemented.
- 8.15 For the above reasons it is considered that the proposal complies with Policy DM17 of the Site Allocations and Development Management Policies DPD.

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 There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. By virtue of their design, scale and position the proposed replacement openings and render are considered to preserve the special architectural and historic interest and therefore significance of the grade II listed building, 25 Station Road, Market Bosworth.
- 10.2. The proposals are considered to be in accordance with Section 16 of the NPPF and the statutory duty of Section 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), Policy CE1 of the Market Bosworth Neighbourhood Plan and Policies DC1, CE1 and BD4 of the Market Bosworth Neighbourhood Plan Review 2020-2039.

11. Recommendation

11.1 Grant Listed Building Consent 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 6th May 2025.

Reason: To preserve the special interest of the building in accordance with the requirements of Section 16 of the NPPF and the statutory duty of Section 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), Policy CE1 of the Market Bosworth Neighbourhood Plan and Policies DC1, CE1 and BD4 of the Market Bosworth Neighbourhood Plan Review 2020-2039.

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

- Front Door/Window Plan; and
- Front Window Plan; and
- Window Section;
all as received by the Local Planning Authority on the 6th May 2025.
- Site Location Plan as received by the Local Planning Authority on the 14th May 2025.

Reason: To preserve the special interest of the building in accordance with the requirements of Section 16 of the NPPF and the statutory duty of Section 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016), Policy CE1 of the Market Bosworth Neighbourhood Plan and Policies DC1, CE1 and BD4 of the Market Bosworth Neighbourhood Plan Review 2020-2039.

4. Notwithstanding the submitted plans, the ground floor openings shall open inwards and shall thereafter be maintained in perpetuity.

Reason: In the general interest of highway safety in accordance with Policy DM17 of the 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.