24 Market Place

Heanor

Derbyshire

DE75 7AA

PROPOSED CHANGE OF USE

HERITAGE STATEMENT

1. INTRODUCTION.

- This Heritage Statement has been prepared to support an application for change of use to create three first floor self-contained apartments in the existing building.

2. PROPOSAL.

- The ground floor of the building will remain as Use Class E, with the first floor changing from Use Class E to three self – contained apartments for use as Air BnB (Sui Generis).
- There are no alterations to any of the External Elevations.
- There is no external area to the building which is the subject of the application.

3. IDENTIFYING THE ASSET.

- The Site Location and Block Plans clearly show that 24 Market Place is next door to what used to be Heanor Town Hall and is now the local Registry Office which is a Listed Building.

- The Registry Office is Grade II listed and dates to 1867. It was listed on May 25th 1988. Listing NGR SK4345446490. The description of the listing states:

"Town Hall, now registry office. 1867 with minor later alterations. Red brick with yellow and blue brick, and stone dressings. Shallow pitched hipped slate roof with stumps of sidewall stacks. 2 storeys and 5 bays. Advanced central bay, tapering from impost level of doorcase and windows. Central bay has roll moulded semi-circular headed doorcase with yellow brick arch, stone hoodmould and continuous impost bands of stone and glazed tiles. Double panelled doors below plain overlight. Yellow brick tumbling to either side of arch where bay tapers. To either side segment headed plain sashes with yellow brick arches. First floor band of yellow brick with blue brick edges broken to centre by segmental headed panel of similar materials with stone inscribed "1867". Above, five tall semi-circular headed fixed windows with projecting stone sills breaking yellow brick band, ceramic tile bands at impost level and yellow brick arches with stone keyblocks. Narrow terracotta band over and cornice with raised yellow brick panels between Paired gutter brackets. Wide eaves gutter with blocking course over central bay. Side elevations in plain red brick with semi-circular headed first floor windows. Interior has central corridor with offices off to either side and hall above.

(sourced from historicengland.org.uk)

- Externally the building retains the majority of its original features and details.

3. **ASSESSMENT OF IMPACT.**
   - The proposed change of use at 24 Market Place has no impact whatsoever on the Historic Asset.

Glover & Company.

24.06.2026.