

Planning Committee 20 October 2026

**Report of the Assistant Director of Planning and
Regeneration**



Hinckley & Bosworth
Borough Council

Planning Reference: 26/00700/FUL

Applicant: Mr Andy Chamberlain

Ward: Hinckley DeMontfort

Site: Condordia Theatre, Stockwell Head, Hinckley

Proposal: Refurbishment and remodelling of Hinckley Concordia Theatre building complex including 254m² nett new floor area, extensions to auditorium building, replacement of auditorium roof and installation of PV panels, alterations to gable end façade, removal of existing render and replacement of windows to bar building, and public realm enhancements.



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1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report;
- Leicestershire County Council's Ecology Department confirming that it is satisfied with the submitted details; and
- That the Assistant Director Planning and Regeneration be given powers to determine the final detail of planning conditions and obligations.

2. Planning Application Description

- 2.1. This planning application seeks full planning permission for the refurbishment of Concordia Theatre including alterations and extensions to the Concordia Theatre complex and associated improvements to the public forecourt space.
- 2.2. The proposed extensions to the Concordia Theatre building comprise upward extension to the existing fly tower and extensions to the side and rear of the auditorium building as well as extension to the front of the auditorium building to create a new principal entrance to the building from the corner of Council Road and Stockwell Head.
- 2.3. The proposed extension to the front of the auditorium building is to facilitate a new draught lobby with accessible glazed entrance doors and new box office area at Ground Floor level. The proposed extension would project 3 metres forward of the existing front elevation for the draught lobby and 4.2 metres forward of the existing elevation for the new box office area. The front extension would be clad in metal panelling with a dark bronze colour finish.
- 2.4. The proposed extensions to the side of the auditorium building comprise an extension at Ground Floor level on the south-eastern elevation to accommodate relocated toilets and new stairways and extensions at First Floor level on the south-eastern and north-western elevations to facilitate new walkways/ambulatories. The proposed Ground Floor extension has dimensions of 5.3 metres by 10.5 metres. The proposed First Floor ambulatories would extend from the existing side elevation of the building at a width of 2.15 metres. All side extensions would be clad in insulated metal panelling with a dark bronze colour finish.
- 2.5. The proposed rear extension to the auditorium building would provide additional functional and circulatory space to the rear of the stage including installation of a lift for increased accessibility, and additional depth to the fly tower. The proposed rear extension would extend 1.2 metres from the existing building at Ground and First Floor levels and between 1.5 metres and 3.8 metres to the rear of the existing fly tower on the Second and Third Floors. The rear extensions are to be of brick construction on the Ground and First Floors and insulated metal panelling with a dark bronze colour finish to the levels above that.
- 2.6. The proposed upward extension of the fly tower is to allow for increased height above the stage area and allow for the installation of above-stage walkways. The proposal would increase the maximum height of the existing fly tower by 5.8 metres to a maximum height of 22.3 metres. The proposed fly tower would be clad in insulated metal panels with a dark bronze colour finish.
- 2.7. The proposed alterations to the Concordia Theatre complex would comprise internal reconfiguration to the Ground, First and Second Floor levels to amend the auditorium seating layout, amend the layout of the control room, reconfigure foyer areas on the First and Second Floors to create new entrance corridors, relocate and add concession stands on the First Floor, and to add new accessible bathrooms for performers and visitors, reconfigure and

relocate male and female bathrooms for visitors, and reconfigure internal stairways and storage areas.

- 2.8. The proposal would also involve the removal of the existing ceiling above the auditorium seating, including platforms and storage areas above the auditorium, to expose the original roof timbers above.
- 2.9. The proposal would alter the external appearance of the bar building through the bricking-up of five additional windows at Second Floor levels and replacement of all remaining windows on the building with new thermal double-glazed windows. The proposal also involves the removal of existing render on the bar building, to expose the original brick.
- 2.10. The proposal would alter the external appearance of the auditorium building through removal of existing pebble-dash finishes to expose original brick, repainting of existing block-rendered sections in a dark bronze to match new metal finishes, and replacement of the existing roofing with standing seam roofing also in a dark bronze finish. To facilitate the creation of the new principal entrance to the building from the corner of Council Road and Stockwell Head, the south-western elevation of the auditorium building is to be clad in perforated metal panels from the First Floor level and above, which are also to be finished in dark bronze.
- 2.11. The proposal would also involve the installation of new external metal staircases, including escape stairs to the northern yard area and southern car parking area, new external doors to match the dark bronze metal cladding, and a new solar panel array to the Stockwell Head elevation of the auditorium roof.
- 2.12. The proposed improvements to the public forecourt area on the corner of Council Road and Stockwell Head would include the removal of existing fencing and walls and creation of new ramps and stairs, separated by vegetated banks, and the planting of new trees along the corner and adjacent to the Stockwell Head car parking area.
- 2.13. The proposal would also involve reconfiguration of the two existing car parking areas, including removal of existing staff parking spaces and relocation of accessible spaces in the Council Road car park and reconfiguration of the layout of the Stockwell Head staff car park. The proposal would provide new cycle parking for staff to the rear of the central yard area and for visitors within the Council Road and Stockwell Head parking areas.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Hinckley and is within the Hinckley Town Centre area and the Hinckley Town Centre Conservation Area. The site contains the Concordia Theatre which is an identified Culture and Tourism Facility.

- 3.2. The application site contains the Concordia Theatre complex which is principally comprised of three buildings: the central auditorium building, the largest of the buildings, the bar building to the south, attached to and integrated with the auditorium building, and the workshop building to the north-west, linked to the auditorium building by a bridge.
- 3.3. The application site also comprises a shipping container to the rear of the workshop building used for storage, a yard area between the auditorium and workshop building used for deliveries and containing an external scene lift, and two car parking areas providing staff and accessible parking.
- 3.4. The existing auditorium building is a multi-storey building of varying heights comprising the existing 398 seat auditorium, rehearsal rooms, studio theatre, public foyer, coffee lounge, workshop and storage spaces, and the existing stage wings and fly tower. The building comprises mixed external materials including original brickwork, modern rendered elevations, sections of pebble-dash rendering, and sheet metal cladding to the rear surrounding the main stage area, its wings and tower. The south-western elevation of the auditorium building forms the principal elevation of the building as perceived from the corner of Council Road and Stockwell Head, though it does not operate as the primary entrance.
- 3.5. The existing bar building is a two-storey building with additional basement level below ground. The building is originally of brick construction which has been rendered over during later alterations to the theatre complex. The original windows of the building have been replaced and some windows bricked over or obscured through previous development. The bar building contains the main entrance to the theatre from Stockwell Head, and the blank south-western elevation of the building is visually prominent when viewed from the corner of Council Road and Stockwell Head.
- 3.6. The existing workshop building is a three-storey building of brick construction with a slate roof. It is connected to the existing auditorium building by an existing two-storey height brick bridge at the first and second floor levels. It is the least modified building on the site from its original form.
- 3.7. The site is accessed from Council Road to the north-west and from Stockwell Head to the south. Council Road (B590) is an adopted and classified 'B' road subject to a speed limit of 30mph. Stockwell Head is an adopted and unclassified road subject to a speed limit of 30mph.
- 3.8. The site is bordered by a row of established trees to the east of the site, further individual trees to the north, and a line of individual trees to the west of the site adjacent Council Road. These trees are identified as Important Trees within the Conservation Area.
- 3.9. The application site is surrounded by a mix of uses within the Hinckley Town Centre. To the north and north-east of the site is the Hinckley Function Room and Hinckley Working Men's Club, as well as a mixed-use building with

restaurant at ground floor level and a first floor flat. To the east of the site is Stockwell Head Car Park.

- 3.10. To the west of the site across Council Road are a row of terraced dwellings identified as Important Local Buildings within the Conservation Area and to the north of that a green space with identified Important Trees to the rear of the Great Meeting Chapel. To the south of the site across Stockwell Head is the rear of the Britannia Centre building including the entrance to the former NCP car park.

4. Relevant Planning History

14/00293/FUL

- Alterations to building
- Planning Permission
- 14.07.2014

12/00995/ADV

- Installation LED display screen
- Advertisement Consent
- 15.01.2013

09/00054/FUL

- Extension and alterations to form new staircase and lift access (retrospective)
- Planning Permission
- 06.03.2009

06/00282/FUL

- Erection of additional fire escape and door
- Planning Permission
- 11.05.2006

05/01042/FUL

- Enclosure of covered way to form storage area
- Planning Permission
- 05.12.2005

91/01168/4

- Extension and alterations to roof
- Planning Permission
- 21.01.1992

87/00929/4

- Wing extension to each side of existing stage and staircase access from ground to stage level
- Planning Permission
- 20.10.1987

86/00312/4

- Two storey extension to side of existing stage to provide additional stage wing area and changing accommodation
- Planning Permission
- 29.04.1986

79/00895/4M

- Erection of extension to stage storage area and reposition stair
- Planning Permission
- 26.06.1979

5. Publicity

- 5.1 The application was publicised by sending out letters to local residents, posting of a site notice within the vicinity of the site and an advertisement in the local press.
- 5.2 No responses were received during the publicity timeframe.
- 5.3 Notwithstanding this, the Local Planning Authority (LPA) has received responses outside of the publicity timeframe. A total of eighteen responses have been received after the deadline for comments, all of which were in support of the proposal.
- 5.4 The comments received are broadly summarised below:
- Concordia Theatre is important to Hinckley's cultural and community life.
 - Improvements to the theatre are welcomed.
 - Refurbishment of the theatre is important.
 - The proposal would improve visitor and performer experience.
 - The proposal would secure the theatre's future.
 - The proposal would improve the external appearance of the theatre.

6. Consultation

- 6.1 Leicestershire County Council (LCC) Ecology have advised that further information and clarifying details are required with regard to ecological reporting on protected and priority species, bats, birds, and Biodiversity Net Gain (BNG).

Any forthcoming approval of the application would be subject to a positive response from LCC Ecology with regard to those details.

- 6.2 The following consultees had no objection to the development, some subject to conditions:
- LCC Highways
 - HBBC Arboricultural Officer
 - HBBC Conservation Officer

- HBBC Drainage
- HBBC Environmental Services (Pollution)
- HBBC Waste

6.3 The following consultee wrote in support of the development:

- Theatres Trust

7. Policy

7.1 Core Strategy (2009):

- Policy 1: Development in Hinckley

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM24: Cultural and Tourism Facilities

7.3 Hinckley Town Centre Area Action Plan (HTCAAP) (2011)

- Policy 2: Stockwell Head/Concordia Theatre Strategic Development Area

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Design Guide (2019)

7.5 Other Relevant Guidance:

- HBBC Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Hinckley Town Centre Conservation Area Appraisal (HTCCAA) (2013)

8. Appraisal

8.1. The key issues in respect of this application are:

- Principle of development
- Design and impact upon the historic character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Impact upon ecology and biodiversity

Principle of Development

- 8.2. Paragraph 3 of the National Planning Policy framework (NPPF) confirms that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The national decision-making policies within the NPPF are a material consideration in making planning decisions and should be read alongside the policies in the Development Plan.
- 8.3. Paragraph 2 of Annex A of the NPPF confirms that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies within the NPPF should be given very limited weight. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF.
- 8.4. Paragraph 15 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.
- 8.5. Paragraph 17 details the three overarching objectives of sustainable development: economic, social and environmental. However, Paragraph 18 confirms that these are not criteria against which every development proposal can or should be judged, and that decisions should play an active role in guiding developments towards sustainable solutions, while taking local circumstances into account, to reflect the character, needs and opportunities of each area.
- 8.6. Policy S4(1) of the NPPF states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.
- 8.7. Policy HC4 of the NPPF states that substantial weight should be given to the benefits where new or improved community facilities would be provided. Furthermore, Policy HC6 of the NPPF confirms that key community facilities, which includes cultural venues, should be retained wherever possible.
- 8.8. Policy DM24 of the SADMP states that the Borough Council will seek to resist the loss of cultural or tourism facilities, including their ancillary areas.
- 8.9. The application site is located within the identified settlement boundary of Hinckley and is within the Hinckley Town Centre. The site contains Concordia Theatre which is a designated Culture and Tourism Facility.

- 8.10 The proposal is for the refurbishment and extension of the Concordia Theatre complex including works to improve accessibility and enhance the public forecourt. There is thus no loss of cultural facility space resulting from the proposal.
- 8.11 It is therefore considered that the proposal is acceptable in principle, subject to the assessment of all other material considerations. Other material considerations are set out within subsequent sections of this report.

Design and Impact upon the Historic Character of the Area

- 8.12 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 affect listed buildings or their settings, 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 72 of the Act places a general duty on the local planning authority stating that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.13 Policies HE4, HE5 and HE6 of the NPPF require substantial weight to be given to the conservation of a designated heritage asset 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.
- 8.14 Policy HE9(1) of the NPPF states that development within or affecting the significance of conservation areas should:
- a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
 - b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.
- 8.15 HE9(3) of the NPPF confirms that proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.
- 8.16 Policy DP3(1) of the NPPF confirms that development proposals should respond to their context including the history, character and features of their site and its setting, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. Policy DP3(2) of the NPPF details the seven principles of well-designed places that development proposals should reflect as appropriate to the nature of the development and its location.

- 8.17 Policy DP3(3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with Policy DP3(1), or relevant aspects of the principles in Policy DP3(2), or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.
- 8.18 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment. All proposals for development affecting the setting of heritage assets will only be permitted where it is demonstrated that the proposals are compatible with the significance of the asset and its setting. Development proposals should also ensure the significance of a conservation area is preserved and enhanced.
- 8.19 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.20 The Concordia Theatre complex comprises buildings converted in 1972 from a former late 19th and early 20th century hosiery factory buildings to a theatre. The historic factory buildings were of red brick construction with rectangular footprints and dual-pitched slate roofing.
- 8.21 To facilitate the conversion and subsequent operation of the buildings as a theatre complex, there have been extensions and alterations to the buildings, most notably the large sheet-metal clad extensions to the rear and block and render extension to the front of the central auditorium building. There have also been alterations to the building nearest Stockwell Head, the bar building, by way of rendering over the original brickwork, replacement concrete roof tiles, and the replacement of original windows.
- 8.22 The Concordia Theatre buildings are located within the Hinckley Town Centre Conservation Area. The Hinckley Town Centre Conservation Area Appraisal (HTCCAA) identifies the original buildings as Important Local Buildings and the central courtyard is an identified historic Jitty and Yard. The HTCCAA notes that the alterations to the appearance of the buildings, in particular the rendering of elevations and the metal-clad rear extension, have come close to destroying their nineteenth century façade.
- 8.23 Notwithstanding the alterations to the buildings since their conversion, their original industrial character remains discernible. The buildings are thus considered to make a positive contribution to the character and heritage significance of the conservation area, though with considerable opportunities to enhance the appearance of the auditorium and bar buildings and the public realm surrounding the theatre complex.

- 8.24 It is considered that the proposed extensions to the auditorium building are modest in scale given the context of the original buildings and are all necessary to facilitate the functional modernisation of the theatre complex and improvements to the accessibility of the building.
- 8.25 The proposed material and colour finishes will increase the coherence of the buildings as compared to the existing ad-hoc appearance and materiality of the site. Furthermore, the revealing of the original brickwork will reinstate and better reflect the original historic character of the buildings. The alterations to the gable end of the auditorium building are considered to provide a more visible entrance to the complex which will add interest and activity to the south-western approach to the theatre.
- 8.26 The proposed public forecourt improvements and associated car parking reconfiguration include removal of the existing modern brick wall and dilapidated fencing around the corner of Council Road and Stockwell Head, and the laying of a paved area with stepped and gradient-ramped routes from the public footway toward the remodelled façade of the auditorium building. The improvements would be supported by seating, tree planting and soft landscaped banks.
- 8.27 These amendments increase the area allocated to the public realm and are considered to assist in better presenting the Concordia Theatre complex to the public from both Council Road and Stockwell Head. Further to this, the more open and visually welcoming forecourt area is considered to significantly enhance the contribution this area currently makes to this section of the conservation area.
- 8.28 There are a small number of listed buildings within the surrounds of the Concordia Theatre site, most notably the Grade II listed Atkins Building and the Grade II* listed Unitarian Chapel to the north-west. The tallest and most significant listed building in the wider area is the Grade II* listed Church of St Mary; however, it is located at a distance to the theatre site.
- 8.29 While the fly tower and other parts of the buildings will be extended higher, there is limited intervisibility between the Atkins Building and Unitarian Chapel sites and the Concordia Theatre site. Notwithstanding this, it is considered that the reinstatement of traditional materiality to the theatre complex buildings would complement the materiality of these nearby listed buildings, thus improving the positive presence of the theatre site.
- 8.30 There is currently no visibility of the Concordia Theatre site from the Church of St Mary church and churchyard, due to the distance between the sites and the height of intervening buildings. There are limited views of toward the top of the church spire from the staff car parking area of the theatre site. Neither of these circumstances will be changed through the proposal, and the proposal will not impact views toward the church spire as the theatre buildings will remain behind the viewer.

- 8.31 The Council's Conservation Officer has been consulted on the proposal and has advised that the proposal would greatly improve the theatre facility and that the scale, form, design, architectural detailing and construction materials would both preserve and enhance the character and appearance of important local buildings and the historic yard within the Hinckley Town Centre Conservation Area. The Conservation Officer considers that the enhancement to the public forecourt area would result in an enhancement to the character of the conservation area.
- 8.32 Further to the above, the Conservation Officer has advised that they do not consider the proposal to result in any adverse impact upon the listed buildings within the vicinity of the site.
- 8.33 It is therefore considered that the proposal would result in an improvement to the visual character of the application site, and would preserve and enhance the heritage significance of the Hinckley Town Centre Conservation Area and surrounding Listed Buildings, in accordance with Policies DM10, DM11 and DM12 of the SADMP, Policies HE4, HE5, HE6, HE9 and DP3 of the NPPF, and the statutory duties of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon Residential Amenity

- 8.34 Policy P3(1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of pre-existing conditions in its vicinity.
- 8.35 Policy P3(2)(a) and (b) of the NPPF state that within this context, development should provide healthy living conditions in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life, as well as not giving rise to, or contributing to, an unacceptable access to or adverse impacts both for occupiers of development as well as neighbouring residents and occupiers.
- 8.36 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.37 The Good Design Guide outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.
- 8.38 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8 metres from the blank side of a single

storey neighbouring property, this rises to 14 metres for a two-storey property. The separation distance between two principal habitable room windows should be a minimum of 21 metres. The Good Design Guide also states that, *“An exception to this rule is in an urban location where it may be acceptable to have a reduced distance where issues of amenity and overlooking are dealt with by good design.”*

- 8.39 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels and window positions.
- 8.40 The application site is surrounded predominantly by non-residential uses, with the exception of a first floor flat to the north of the site and the row of terraced dwellings to the west of the site across Council Road.
- 8.41 It is considered that of the proposed extensions and alterations to the theatre buildings, the increase to the height of the fly tower is the only extension that has the potential to impact surrounding residences by way of being overbearing.
- 8.42 The nearest residence to the proposed fly tower is the first floor flat to the north of the site. The rear windows of the neighbouring flat are sited approximately 25 metres from the fly tower and the angle of views from these windows toward the tower are at a slight angle, meaning direct forward-facing views would only include the fly tower in the periphery.
- 8.43 It is not considered that the extensions, including the increase to the fly tower height, would have any undue overbearing impact on the dwellings to the west, which are separated by over 40 metres and by Council Road itself. Therefore, it is not considered that the extensions to the proposal would result in overbearing impacts to surrounding residential occupiers.
- 8.44 The proposed scheme does not involve any change to the use of the site, which already functions as a theatre and as an identified Culture and Tourism Facility. The proposed extensions and alterations to the Concordia Theatre complex also do not increase the capacity of the auditorium or increase the capacity of other training rooms within the facility, and therefore the intensity of use is not considered to be increased through the development.
- 8.45 Council's Environmental Health Officers have been consulted on the proposal and have advised that a condition is sufficient to ensure the reasonable limitation of noise from proposed external plant and that details of the external lighting strategy should be provided prior to commencement of development, to ensure that installation and operation of any proposed lighting is sufficiently managed.
- 8.46 It is therefore considered that the proposal would not result in significant adverse impacts to residential amenity of neighbouring properties in

accordance with Policy P3 of the NPPF, Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.47 Policy TR3 of the NPPF states that development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure. Any significant adverse impacts from development on the transport network in terms of capacity and congestion, or on highway safety, should be mitigated to an acceptable degree using a vision-led approach.
- 8.48 Policy TR6(4) of the NPPF confirms that where development proposals would have severe adverse impact on the transport network or an unacceptable impact on highway safety, taking into account any mitigation measures proposed as well as any wider network improvements, that they should be refused.
- 8.49 To support this, Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.50 Policy TR4(1)(e) of the NPPF requires development proposals to provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development, including its connectivity, and any locally-set standards in the development plan.
- 8.51 Policy DM18 of the SADMP requires that new development provide an appropriate level of parking provision.
- 8.52 All proposals for new development should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently, this is the Leicestershire Highway Design Guide (LHDG) (2024).
- 8.53 The site has existing access from Council Road to the north and Stockwell Head to the south to two car parking areas. The Council Road parking area currently provides 9 staff parking spaces and 3 accessible parking spaces. The Stockwell Head parking area currently provides 15 staff parking spaces.
- 8.54 The proposal would result in the reconfiguration of both car parking areas. The Council Road parking area would lose all 9 existing staff parking spaces in favour of the new public forecourt area and new public cycle parking provision. The existing 3 accessible spaces within the Council Road parking area would be relocated to the north. The Stockwell Head parking area layout would be reconfigured but retain 15 spaces overall, with one becoming an accessible space.

- 8.55 The proposal involves the provision of 8 covered staff cycle spaces to the rear of the workshop yard area, and a total of 16 visitor cycle spaces split between the Council Road and Stockwell Head parking areas.
- 8.56 Both existing accesses support areas of loading and delivery to the north and south of the auditorium building, with an existing internal driveway to the rear of the auditorium building providing access between the central yard and the Stockwell Head parking area. The proposal will have no impact on this arrangement except for some narrowing of the internal driveway due to the rear extension to the auditorium building.
- 8.57 The Local Highway Authority (LHA) have no objections to the reconfigured car parking layout. Despite the overall loss of 9 parking spaces, the LHA have advised that this is acceptable in light of the additional cycle space provision and the highly sustainable town centre location, with a number of public car parks located in the vicinity.
- 8.58 It is therefore considered that the proposal would not create an unacceptable impact on highway safety or the wider road network in accordance with Policies TR3 and TR4 of the NPPF, Policies DM17 and DM18 of the SADMP, and the requirements of the LHDG.

Impact upon Ecology and Biodiversity

- 8.59 Policy DM6 of the SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management. On-site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term.
- 8.60 The application is subject to statutory Biodiversity Net Gain requirements. Notwithstanding that BNG is a post-permission matter, it is a material consideration when determining a planning application and the LPA must consider whether the BNG condition is capable of being discharged successfully.
- 8.61 The site is also located within a Swift Alert zone.
- 8.62 The application has been accompanied by a Preliminary Roost Assessment (PEA) and baseline Biodiversity Net Gain (BNG) assessment.
- 8.63 LCC Ecology have been consulted on the proposal and have advised that further information and clarification is required on matters addressed in the PEA and BNG reports. Additionally, information is required regarding ecological enhancements for swifts.
- 8.64 Subject to a positive response from LCC Ecology following the provision of the information requested, as summarised above, and the imposition of relevant conditions, it is considered that the proposal would be acceptable in accordance with Policy DM6 of the SADMP.

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.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 **Grant planning permission** subject to the recommendations at Paragraph 1.1.

11.2 Conditions and Reasons

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by 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 received by the Local Planning Authority as follows:

- Site Location Plan - 310_HCA-KWA-X-DR-A-0202_P
- Proposed Site Plan - 310_HCA-KWA-X-DR-A-0401_P
- Proposed Basement Plan - 310_HCA-KWA-X-DR-A-0410_P
- Proposed Ground Floor Plan - 310_HCA-KWA-X-DR-A-0411_P
- Proposed First Floor Plan - 310_HCA-KWA-X-DR-A-0412_P
- Proposed Second Floor Plan - 310_HCA-KWA-X-DR-A-0413_P
- Proposed Third Floor Plan - 310_HCA-KWA-X-DR-A-0414_P
- Proposed Roof Plan - 310_HCA-KWA-X-DR-A-0415_P
- Proposed Sections AA and BB - 310_HCA-KWA-X-DR-A-0420_P
- Proposed Sections CC-DD-EE - 310_HCA-KWA-X-DR-A-0421_P
- Proposed Context Sections - 310_HCA-KWA-X-DR-A-0422_P
- Proposed South-East and North-West Elevations - 310_HCA-KWA-X-DR-A-0430_P
- Proposed South-West and North-East Elevations - 310_HCA-KWA-X-DR-A-0431_P
- Proposed Auditorium Plan - 310_HCA-KWA-X-DR-A-0440_P
- Proposed Auditorium Section AA - 310_HCA-KWA-X-DR-A-0441_P
- Proposed Bridge Detailed Section and Elevation - 310_HCA-KWA-X-DR-A-0442_P

All received by the Local Planning Authority 4 August 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the development hereby permitted have been deposited to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Section 20 of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. No development shall commence until surface water drainage details, incorporating sustainable urban drainage principles (SuDS) where feasible, have been submitted in writing and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

Reason: To ensure a satisfactory form of development in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2026).

5. No development above foundation level shall commence on site until a scheme of hard and soft landscaping works for the site, including boundary treatments and a scheme of implementation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in full accordance with the approved landscaping scheme.

The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development hereby approved shall be undertaken in strict accordance with the measures stated in Section 5 and Appendix 2 of the Arboricultural Survey, Impact Assessment and Protection Plan (submitted: 04.08.2026). All required works in accordance with the Arboricultural Survey, Impact Assessment and Protection Plan are to be overseen by an appointed project arborist.

Reason: To ensure that existing trees are protected in accordance with Policies DM6 and DM11 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. The rating level of noise emitted from any fixed plant and equipment (mechanical and electrical) shall not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy DM7 of the adopted

Site Allocations and Development Management Policies Development Plan Document (2016).

8. Prior to their installation, details of any new external lighting shall be submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design, including luminaire type, mounting height, aiming angles and luminaire profiles, and hours of operation.

The lighting shall be installed, maintained and operated in accordance with the approved details.

Reason: To ensure the amenities of surrounding occupiers, public safety, and order to retain effective planning control of light disturbance in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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.
2. A separate consent under the Town and Country (Control of Advertisement) Regulations 2007 will be required for the advertisements shown on the approved drawings.