

Our Ref: EN/DW/11218
Planning Portal Ref: PP-13867189

26 March 2025

Development Management
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Dear Sir/Madam

DEMOLITION OF BUILDING

PART 11, CLASS B, TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED

39 MAIN STREET, CARLTON, NUNEATON, CV13 0BZ

This letter accompanies the on-line submission of an application to determine whether prior approval is required for the proposed demolition of 39 Main Street, Carlton, in accordance with Part 11, Class B of the GPDO 2015 (as amended). The application is submitted on behalf of the owners James and Dawn Igoe and comprises the following:

- Application Form
- Cover Letter (this document)
- Statement of "Notice has been posted"
- Bat surveys 2024
- Photographs to evidence site notice posting

The application fee of £190 is being paid via the Planning Portal today quoting reference PP-13867189

WRITTEN DESCRIPTION

The site extends to around 1300 sqm in size and is currently occupied by an existing dwelling. The existing dwelling on the site comprises a detached, two storey, late Victorian dwelling of mellow red brick construction with a dual pitched slate roof with gable end chimney stacks (as can be seen in Figure 1 below). The property has modern replacement sash windows and benefits from existing extensions to the rear.

The site is accessed from Main Street via an existing crossover to the right hand side, which also provides access to a car parking area at the rear of the site. The site does not lie within a designated landscape area and is within Flood Zone 1 and is therefore at low risk from fluvial flooding. The

demolished dwelling will be removed by a specialist licenced contractor. Demolished materials will be disposed responsibly off-site in accordance with waste management regulations. The site will be returned to a grassed area and fenced in line with the existing boundary treatment.

We have provided a bat survey with the submission as the portal would not accept a submission without a Biodiversity Survey and Report. The client will comply with the findings of the survey under the separate legislation and will apply separately for any licenses. It should be noted that under Part 11 Class B, surveys are not a formal requirement and the only matters for consideration are the method of demolition and any proposed restoration of the site.

Condition B.2(ii) states '*an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;*'

The application fee will be paid as outlined above.

NOTICE HAS BEEN POSTED

Condition B.2 (iv) states '*subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;*'

The required notice has been posted in accordance with the legislation, as the following photographs show. It is posted on a public footpath signpost immediately outside the dwelling.



Please contact me if you require additional information.

Yours faithfully



David Wood BSc(Hons) MSc
Senior Planner

