HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mrs M Newman
3 Applebarn Close
Collingtree
Northampton

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
29 January 2008	08/00087/FUL

Particulars and location of development :

ALTERATIONS AND EXTENSIONS TO CARE HOME (AMENDED SCHEME)

Kingly House 13 - 19 Mount Road Hinckley Leicestershire LE10 1AE

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

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

2. This permission relates to the application as revised by amended plan LPA/08/00087/A received by the Local Planning Authority on 25 March 2008.

3. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing building unless previously agreed in writing with the Local Planning Authority.

4. The car parking layout shown on the submitted layout plan indicating the provision of 12 parking spaces provided within the curtilage of the site shall be provided before the development is bought into use and shall thereafter permanently remain available for car parking.

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

   (i) planting plans
   (ii) written specifications
   (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
   (iv) implementation programme

6. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. 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.

Continued.....

Continued.....

7. The first floor windows on the western elevation of the extension hereby approved shall be fitted with obscure glazing and shall be of a non opening type which is in accordance with a scheme which shall be submitted to and approved in writing with the Local Planning Authority and thereafter maintained.

8. The premises shall be used for a nursing home and for no other purpose (including any other purpose in Class C2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To define the permission.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4. To ensure that adequate off-street parking facilities are available to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

5. To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

6. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

7. To safeguard amenities of neighbouring properties to accord with policies BE1 of the adopted Hinckley & Bosworth Local Plan.

8. For the avoidance of doubt and to restrict the possibility of permitted changes within the Use Classes Order due to the constraints of the site.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 09 April 2008