Reference: 08/00979/LBC

Applicant: Mr Alex Knapper

Location: Hinckley & Rugby Building Society, 37 Castle Street, Hinckley LE10 1DA

Proposal: Replacement Windows.

Introduction:-

This is a Grade II listed building at the intersection of Castle Street and Church Walk in the centre of the Hinckley Town Centre Conservation Area. The building forms the eastern part of a building which has been divided during an earlier period. A modern ground floor extension incorporating a shop front has also been added in the recent past. The upper floors of the building were originally accessed by a central staircase which is now within the adjacent building. A modern staircase which links the ground to first floor ,has been incorporated into the rear of the application building. There is only a ladder access to the second floor. With the exception of one window at second floor, all the windows in the building are 1970 replacements

History:

94/00055	**Illuminated Sign**	**Approved**
94/00148/LBC	**Illuminated Sign**	**Approved**
04/00862/LBC	**Alterations to Front Access**	**Approved**
04/00866/FUL	**Alterations to Front Access**	**Approved**

SCANNED

Consultations:

No objections were received from:

Leicestershire Historic Buildings Panel

Leicestershire County Council archaeology department.

Site and Press Notice were displayed and neighbours notified and one neighbour sought clarification of the proposals but raised no objections

Development Plan Policies:-

National Policy

Planning Policy Guidance Note 15

Local Plan Policies

BE4 Alterations to Listed Buildings

Appraisal

Alterations to the Listed Building

The sash window frames in the application building, with one exception at first floor on the Castle Street frontage, were replaced in the 1970's. On the Castle Street frontage the second floor sash windows were replaced by single opening lights which are out of character. The new proposal will replace these with timber sash windows to match those in the adjacent building. The other first floor window will also be replaced with a matching sash window. This will considerable improve the appearance on this principle frontage.

On the Church Walk frontage, each frame has a multitude of vertical glazing bars has produced a very uncomfortable busy appearance which is out of character with the larger window panes of the Castle Street frontage. The new replacement sash windows on this elevation will reduce the number of glazing bars bringing them into line with those on the principle frontage. All the new frames will be timber sash windows and incorporate weights and chords.

Conclusion

This is part of an important building in the heart of the conservation area. The proposal will return the window frames to their original design complementing those in the other part of the building

In conclusion this application is considered acceptable.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to representations received and the relevant provisions of the development plan, as summarised below, it is considered that, subject to compliance with the conditions attached to this permission, the proposed alterations by virtue of their location and design would be in accordance with the development plan.

Hinckley and Bosworth Borough Council Local Plan (2001):- BE4, of the adopted Hinckley and Bosworth Local Plan.

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

2 Notwithstanding the submitted drawings, the original window frame at first floor is to be retained and refurbished.

SCANNED

REASONS:-

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990

2 In the interests of the appearance and character of the Listed Building to accord with policies BE4 of the adopted Hinckley and Bosworth Local Plan.

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 work, 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 with a separate application may be required. You are advised to contact the Building Control Section.

3 the replacement sash windows shall incorporate weights and chords.

4 The approved drawings are HRBS 001 and 002

SCANNED