



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Chamberlain

Company Name

Concordia Theatre

Address

Address line 1

The Hinckley Concordia Theatre

Address line 2

Stockwell Head

Address line 3

Town/City

Hinckley

County

Leicestershire

Country

United Kingdom

Postcode

LE10 1RE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

richard

Surname

brown

Company Name

Keith Williams Architects

Address

Address line 1

74 Long Lane

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SE1 4AU

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

3740.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Planning and conservation area consent sought for the refurbishment and remodelling of the Hinckley Concordia Theatre building complex including 254m2 nett new floor area. Upward extension and rearward expansion of stagehouse, new external ambulatories and fire escapes, main building roof (with pv) replacement, remodelled gable end façade, removal of render to expose brickwork and replacement of windows to Stockwell Head building. Enhanced public realm including new public forecourt space and site wide accessibility improvements.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Concordia Theatre produces public performances for private theatre companies to an audience of approximately 400 persons within its existing main auditorium. Other public facilities include a bar, cafe, youth theatre space and rehearsal room. On site production facilities include a ground floor workshop, storage for costumes, scene painting workshop together with back of house staging and dressing room spaces. Limited external parking is available for some staff and visitors.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Type:

Walls

Existing materials and finishes:

Existing materials vary between buildings but are generally of three types. Render over brick or block, Original brickwork and poor quality sheeting material of either profiled metal or asbestos boarding.

Proposed materials and finishes:

The materials will be simplified where possible to consist of two primary surface treatments. Restoration of original brickwork (render removed) and metal profiled cladding of high quality. New areas of construction largely of new brickwork to match existing. Colour of cladding to be Dark Bronze powder coating.

Type:

Roof

Existing materials and finishes:

Poor quality membrane sheeting over pre-existing construction over auditorium area which it is intended to be replaced. Workshop building and Bar building have existing slate and concrete tile roof construction respectively (TBC) which will be retained.

Proposed materials and finishes:

New roofing to auditorium building to be standing seam metal roofing with intergral concealed box gutters and eaves detail. Where practicable new solar panels will be integrated into the standing seam roof system without changing the pattern of seams. All panels powder coated Dark Bronze to match new wall cladding elsewhere. Roof areas over stage house will be concealed behind parapet walls and may vary in colour. Other roof areas to remain as existing.

Type:

Windows

Existing materials and finishes:

Existing windows in heritage buildings are "industrial" metal framed small pane windows but in poor condition. The Bar building has low quality poor quality windows with single glazing in large pane format. Foyer extension has strip windows in aluminium frames.

Proposed materials and finishes:

Generally existing heritage windows will be retained. The Bar building is to have its poor quality windows replaced with new metal framed small pane windows similar to existing heritage windows but of higher thermal performance. Front of house strip windows are to be retained. New ambulatory walkways to receive flush toggle fixed glazing in aluminium frames with external aluminium louvres where required for solar protection. New windows in newly rebuilt back of house areas to be aluminium framed double glazed windows of larger pane size. All aluminium to be Dark Bronze powder coated to match cladding elsewhere.

Type:

Doors

Existing materials and finishes:

Most external doors are of timber construction except public entrance doors which are either partially or fully glazed.

Proposed materials and finishes:

New accessible door sets are to be provided at the front of house stair entrance which are automated and suitable for people in wheelchairs to operate. Existing timber glazed doors at the lower entrance will be retained and refurbished. Where visible to public areas new doors at the perimeter of the building will be metal faced flush doors of a matching Dark Bronze powder coated finish.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing fence lines are primarily visible in the upper car park area and constructed of lightweight timber close boarding, enclosing the space from public view. Existing brickwork retaining walls contain an area of poor quality landscape with exposed former foundations along the corner of the site between Stockwell Head and Council Road. Some original railings remain which will be retained.

Proposed materials and finishes:

Fencing to forecourt (upper car park) and retaining walls will be removed and the landscape strip altered to facilitate a ramped pedestrian route from Stockwell Head to the new public forecourt. Landscaped banking will form the edge of the site to later landscape design. No

enclosing fence or barrier is proposed so as to extend the public space.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing car park areas at upper and lower level are of tarmac finish with some perimeter kerbing and landscaped margins. Vehicle barriers are present at the two existing vehicular cross overs. Parking at the upper level includes three number accessible parking spaces and there is an area set aside for bins which is not fully enclosed.

Proposed materials and finishes:

Landscape proposals will come forward which replace or over lay the existing tarmac surfaces with good quality concrete paver slabs to form a pedestrian only forecourt area which will include public seating and traffic management installations to form a high quality public space. Paving to be permeable in line with SuDS guidance. Public areas around existing entrance and up to stage door to received permeable concrete pavers. Upper barrier removed to provide free access and lower barrier reconfigured maintain security. Both vehicular crossovers remain in current locations. Bin will be enclosed in a storage pod constructed in brick.

Type:

Lighting

Existing materials and finishes:

External lighting to the site is minimal being being mainly located around the existing main entrance.

Proposed materials and finishes:

Within the forecourt landscape proposal new lighting will be proposed which will be mounted mostly on the surrounding buildings. No standalone lighting poles or bollards are proposed at this stage.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to elevation drawings numbered HCA-KWA-X-00-DR-A-0430, 0431 and 0442 which denote areas where material changes are to be made. Also HCA-KWA-X-00-DR-A-0401 has shaded areas which denote extent of new surface paving. Within the DAS is a rationale for why the material choices and disposition of them are beneficial.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

The formation of the public forecourt will allow greater public access to the building and provide space for events and other activities as part of the public realm. Please refer to HCA-KWA-x-00-DR-A0401 Proposed Site Plan and various illustrations contained within the DAC showing the arrangement of these areas.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

27

Total proposed (including spaces retained):

18

Difference in spaces:

-9

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

24

Difference in spaces:

24

Vehicle Type:

Disability spaces

Existing number of spaces:

3

Total proposed (including spaces retained):

4

Difference in spaces:

1

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
- ☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

-0.15

Please provide the date the onsite pre-development biodiversity value was calculated

09/06/2026

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

To permit time for visits by specialists.

When was the version of the biodiversity metric used published?

01/07/2024

Please provide the reference or supporting document/plan names for the:

- Biodiversity metric calculation
- Onsite irreplaceable habitats (if applicable)
- Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Other (please specify)

Please specify:

Combined report

Document name/reference:

EBD_4685_ConcordiaTheatre_PRA&BNG.pdf

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☒ Yes

☐ No

Please provide the pre-development value of the onsite habitat before these activities were carried out

0.34

Please provide the date the pre-development biodiversity value was calculated?

24/07/2026

Please provide supporting evidence

See submitted report and accompanying Arboricultural Survey 25086A Concordia Theatre_Leicester_TS AIA TPP_V1Combined

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ Yes

☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer

☐ Septic tank

☐ Package treatment plant

☐ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes

☒ No

☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes

☐ No

If Yes, please provide details:

There will be a dedicated enclosure for the storage of existing bin provision to ensure they are out of sight in public areas see plan drawings.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes

☐ No

If Yes, please provide details:

The level of bin usage will not change as a result of the application and existing bins will be relocated including recyclable waste.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:

Other (Please specify)

Other (Please specify):

Sui Generis

Existing gross internal floorspace (square metres) (a):

3666

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

86

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

3920

Net additional gross internal floorspace following development (square metres) (d = c - a):

254

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	3666	86	3920	254

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☐ Yes
☒ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

17/02/2026

Details of the pre-application advice received

There has been two round table discussions held, one as above and one 26th March 2026. At the first the heritage officer (Paul Grundy) attended and the concerns around the preservation of the existing heritage structures noted. Specific materials were discussed including the possibility of returning the Bar building to its former appearance without render and with new windows. In general terms the importance of the site and function to further town centre development was noted, particularly with regard to public realm. At the second meeting which was held on site more detailed proposals were presented and in particular the notion of a public forecourt and town facing entrance discussed. Both of these were welcomed although it was acknowledged that it may be some time before all stages came to fruition. The principle of phased submission of detail (e.g. landscaping) was noted as acceptable to secure permission for the wider scope of the project.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

richard

Surname

brown

Declaration Date

24/07/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Keith Williams

Date

04/08/2026