

Jane Steel

From: Joe Fleetwood
Sent: 11 December 2023 10:55
To: Planning Folder New
Subject: FW: 23/01030/FUL - 27 Regent Street, Hinckley
Attachments: Regent St1.JPG; Regent St2.JPG; Regent St.JPG; AVD-784-RSH-PL01A (A1).pdf

From: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Sent: 11 December 2023 10:52
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Subject: FW: 23/01030/FUL - 27 Regent Street, Hinckley

Morning Joe

Thanks for the information. I would recommend a condition relating to noise control. This would require the details alluded to in the email below being provided to ensure that suitable measures are in place to reduce noise (i.e. details of the windows, acoustic window vents, sound insulation etc.

Recommended condition:

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from external noise and noise from the commercial premises at ground floor has been submitted to and approved by the Local Planning Authority
- b) All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Thanks

Giles Rawdon

Environmental Health Officer (Pollution)

Tel: 01455 255684

Email: giles.rawdon@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR



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From: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Sent: 11 December 2023 09:05
To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Subject: FW: 23/01030/FUL - 27 Regent Street, Hinckley

Simon Smith

Senior Environmental Health Officer
Hinckley and Bosworth Borough Council

From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Sent: Monday, December 11, 2023 9:05 AM
To: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: FW: 23/01030/FUL - 27 Regent Street, Hinckley

Good morning Simon,

Following the re-consultation on the proposal at 27 Regent Street, I have attached the below email from the applicant/agent seeking to address your concerns with regards to noise from the ground floor and street.

Many thanks,

Joe Fleetwood
Planning Officer
Hinckley & Bosworth Borough Council

From: markpayne@architecturalvistadesigns.co.uk <markpayne@architecturalvistadesigns.co.uk>
Sent: 05 December 2023 11:46
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Subject: RE: 23/01030/FUL - 27 Regent Street, Hinckley

Hi Joe,

Thanks for your email.

Regards the windows, it was our vision to have something like to that of the properties either side as a close match, this as per pictures attached ref. Regent st 1 and 2. The windows are top or mid hung and appears to look pretty good in the streetscene.

As you will see this is a good option if you compare to other windows up and down Regent street that are not within keeping or sympathetic if you look at the windows above the Turkish takeaways and the converted pub next door. See pic. Ref Regent st.

Most happy to add a grain finish to the windows and reveal fitting to match but sliding sash with pulleys is far too expensive and considering this has not been enforced up and down Regent St.

In respect of noise between the Commercial unit and Residential flats, then sound controlling insulation boarding would need to be fixed to accord with the Building Regulations along to meet Fire Regulations. Sound insulation can be further installed between existing floor to further combat transmission of sound. The ground floor unit will only be used during office hours.

Regards to mitigating street noise, that clearly can't be fully controlled as like with the other windows on the other converted upper floors along Regent St. The proposed glazing will be double glazed and currently is single glazing,

which will immediately help with noise transmission from externally to internally. Acoustic window vents can be installed in place of standard trickle vents to further omit noise transfer.

Regards bin storage there is more than suitable space within the courtyard to provide waste and recycling bins, which will be as standard provided like any other dwelling. Please see the attached updated plan showing the bin location.

I shall look forward to hearing from you in due course.

Kindest Regards

Mark Payne Bsc Hons MCIAT
Director

m: 0785 458 2584 t: 01455 698 839

w: www.architecturalvistadesigns.co.uk

e: markpayne@architecturalvistadesigns.co.uk

a: 118 Paddock Way, Hinckley, Leicestershire LE10 0BZ

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Institute of Architectural Technologists**

From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Sent: Friday, December 1, 2023 11:06 AM

To: 'markpayne@architecturalvistadesigns.co.uk' <markpayne@architecturalvistadesigns.co.uk>

Subject: 23/01030/FUL - 27 Regent Street, Hinckley

Good morning Mr Payne,

I hope you are well.

23/01030/FUL - 27 Regent Street, Hinckley

I am emailing regarding the above mentioned planning application.

Following the consultation period, we have received a number of requests for further information or amendments to the scheme to satisfy the statutory consultees. I have outlined the requests below:

HBBC Conservation Officer

Please could we ensure that the finer details of the proposed UPVC replacements are appropriate, relating to the front elevation windows, including the following suggestions:

- Match the style of the existing – those being 2 over 2 sash windows with single central glazing bar
- Windows to be a sliding sash operation (spiral balance (if so white covers) or cord and pulley system)
- Windows to be finished in white colour, with consideration of a wood grain finish

- Double glazed unit to be as slim as possible
- Glazing bar to be externally fitted (integral glazing bar or plant on 'astragal')
- Sash horn details to match
- Fitting within the reveal to match

HBBC Environmental Health

Please can the applicant describe how noise from both the commercial operation on the ground floor and noise from the street- particularly at night will be controlled/mitigated.

HBBC Waste Management

There are concerns that there is no bin storage area, and it needs to be ensured that there is an area for residents to dispose of their waste in a legal manner. The council has a statutory obligation to collect recycling material from all domestic residents. Therefore the storage area needs to be large enough to accommodate containers for both recycling and general waste as well as allowing room for the residents to use the containers correctly. I recommend contacting the Waste Officers on 01455 238141 or emailing waste.officer@hinckley-bosworth.gov.uk for advice on the number and dimensions of the bins required which in turn may inform the size of the store required. Please could this information be provided prior to determination, alternatively a pre-commencement condition can be added to the application with the wording of, "No development shall take place until a scheme that makes provision for waste and recycling storage and collection across the site has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary".

Please could the above information be provided, at which stage I will action a re-consultation to receive advise on the information submitted.

I look forward to hearing from you in due course.

Kind regards,

Joe Fleetwood
Planning Officer
Hinckley & Bosworth Borough Council

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Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141