

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00429/DISCON
Applicant: Mr William Naylor
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Wharf Farm Station Road Shackerstone

**Application to discharge conditions 4 (Demolition method and Foundation details)
and condition 5 (Timetable of works) attached to application 23/00359/HOU.**

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 4

Before any development commences on the site, including site works of any description, a demolition method statement and full details of the new foundation design and construction shall have been submitted to and approved in writing by the local planning authority. The new foundation shall be of either pile or raft foundation type design and construction.

C4 and C5 Method Statement & Risk Assessment August 24– Received 8 August 2024
C4 & C5 Arboricultural Survey Report - Received 24 June 2024
C4 Piling Calculations - Received 24 June 2024

Condition 5

No development shall commence on site until a timetable for the scheduling of demolition and construction works for the new building has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved timetable of works.

C4 and C5 Method Statement & Risk Assessment August 24– Received 8 August 2024
C4 Piling Calculations - Received 24 June 2024
C4 & C5 Arboricultural Survey Report - Received 24 June 2024

Consultees / Assessed by:

Case Officer
Conservation Officer

Conclusion / Summary:

Condition 4

Case Officer and Conservation Officer have both reviewed the details in support of the discharge condition 4. It is proposed that the demolition will take place removing existing bricks and roof tiles which are to be cleaned and safely stored for re-use. The rebuild is proposed to take place swiftly at the end of demolition, starting off with 3 weeks of piling and the floor construction. Piling calculations have been provided and the method statement which details that there will be a qualified arboriculturists present on site who will be able to manage and monitor the works to ensure that no significant roots are severed and that pile positions are adjusted accordingly. All works on site are to be undertaken in accordance with British Standard 5837:2012. The details ensure that the important trees on site to be retained are adequately protected during and after the construction period in the interests of the visual amenities of the area and biodiversity in accordance with Policies DM6, DM10,

DM11, DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

Case Officer and Conservation Officer have both reviewed the details in support of the discharge condition 45. The re-build is to take a maximum of 9 months which will ensure that from the demolition stage does not occur prematurely and to ensure that the re-build is started in a reasonable timeframe and is completed in a satisfactory time scale to ensure the preservation of the special characteristics and appearance of the Shackerstone Conservation Area in the interests of visual amenity and in accordance with the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 4 Demolition and Foundation Statement - Discharge

Condition 5 Timetable of Works - Discharge