

Delegated Report

Planning Ref: 26/00043/FUL
Applicant: Mr Oliver McLoughlin
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Post Office Station Road Hinckley

Proposal: Replacement of existing shopfront to create two units

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning application description

2.1. The application seeks full planning permission for the replacement of an existing shopfront to create two units at the Post Office, Station Road, Hinckley. The proposed works are explained in greater detail within the appraisal of this report.

2.2. The Post Office have now vacated all buildings on the site.

3. Description of the site and surrounding area

3.1. The Post Office on Station Road is located within the Hinckley Settlement and Town Centre Conservation Area. It comprises of a building erected in 1902 which spans the corner of Lancaster Road and Station Road and also includes a mid-20th century sorting office extension and a further additional ancillary building on Lancaster Road.

3.2. The original post office building of 1902 was designed by William Thomas Oldrieve of Manchester and is a typical example of Edwardian Classic architecture consisting of a red brick construction with stone ashlar dressings, cornice bands, decorative corner elements and mullions over timber framed windows. The original building has been subject to some unfortunate alterations in modern times, including the blocking up of the original corner entrance door and the insertion of a new wider entrance further along the Station Road frontage comprising of a functional door and flanking timber panelling, but despite this incongruous alteration the integrity of the original architectural composition remains and this can be fully appreciated when viewing the building from its landmark position at the southern entrance into the conservation area from Station Road. Due to its architectural and historic interest, the original building makes a positive contribution to the character and appearance and thus heritage significance of the conservation area. The original building is identified as an important local building within the Hinckley Town Centre Conservation Area Appraisal (HTCCAA) (2013).

4. Relevant planning history

95/00857/ADV

- Illuminated signs
- Advertisement Consent
- 04.01.1996

26/00045/FUL

- Conversion of existing post office to a 12 bedroom luxury HMO (House in Multiple Occupation)
- Pending Consideration

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. Following the publications, no representations have been received.

6. Consultation

6.1. HBBC Conservation Officer:

- The comments received from the Council's Conservation Officer have been incorporated into the body of this report.

6.2. HBBC Environmental Health (Pollution):

- The Council's Environmental Health Officer has raised no objections.

7. Policy

7.1. Hinckley Town Centre Area Action Plan (HTCAAP) (2011)

- None relevant.

7.2. Core Strategy (2009)

- Policy 1: Development in Hinckley

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM23: High Quality Shop Fronts and Advertisements

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Design and impact upon the character of the area

- 8.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

- 8.3. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have

clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

- 8.4 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Proposals which seek to improve neutral and negative areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged.
- 8.5 Policy DM23 of the SADMP states that *“To maintain high levels of design and ensure local distinctiveness, the Borough Council will grant planning permission for new and refurbished shop fronts where:*
- a) They reflect the local style and materials of the host building and immediate area;*
 - b) The fascia is of an appropriate scale in relation to the shop front and upper floors; and*
 - d) Shop security features are appropriately designed to complement the host building and street scene. Shutters and grilles must allow for a degree of internal visibility; and*
 - f) The main public entrance adds interest to the street scene and is on a human scale.*
- Existing shop fronts of historic interest and significance (including those in conservation areas) will be retained wherever possible. Replacement or significant alteration of existing shop fronts would only be found acceptable where it would preserve or enhance the character of the heritage asset and wider area”.*
- 8.6 This proposal seeks to adapt the ground floor of the northern end of the original building facing into Station Road into two commercial units, which includes the replacement of the existing incongruous entrance to the former post office with a new timber shopfront across the frontage to serve both new commercial units.
- 8.7 The proposed shop front would extend along the full width of the ground floor and would have a balanced arrangement and proportions comprising of moulded stallrisers and pilasters with console brackets which all flank a central recess with doors to the two units, and a full width fascia of a proportionate depth. The materials for the shopfront would be timber with a painted finish and signage along the fascia. Hand painted hanging signs with wrought iron brackets are proposed for both units set within the left-hand and right-hand side console brackets; this arrangement would provide further advertisement in an appropriate format. It is considered that the new shopfronts have been appropriately designed and specified in order to have a traditional appearance and sit comfortably within the architectural composition of the original building. It would certainly result in an improvement to the appearance of this section of the original building in comparison to the current incongruous entrance to the former Post Office.
- 8.8 It is acknowledged that the final details of the proposed colours for the shopfronts are not likely to be confirmed until an occupier has been secured. Within the Design and Access Statement manual security grills are referenced, which would need to be of a suitable specification to provide required security whilst not adversely affecting the fabric of the new shopfront or its traditional character. If these grills are to be fixed internally, they are beyond the requirement of any Planning Control, however if an external solution is ultimately proposed then details shall need to be provided before installation. The Statement also provides an example image and refers to lighting to the shopfront being surface fixed and in a traditional style. If

illumination is required then such a specification would likely be acceptable in principle, but there is no further detail in the submission including on the proposed elevational drawings.

- 8.9 To ensure that the shopfront has a satisfactory appearance that preserves the character and appearance of the conservation area, a condition is considered necessary, securing details of the colour of the shopfront, any proposed security measures, and any proposed shopfront illumination measures, with the details provided prior to the occupation of the new units.
- 8.10 In summary, subject to the provision of further details to be secured via condition, the new shopfronts would have an appropriate layout, scale, proportions and use of materials with a sensitive and traditional design and style that reflects the characteristics of high quality historic shopfronts in situ across the wider Hinckley Town Centre Conservation Area. It is therefore considered that the proposal will have a positive impact on the character and appearance of the Post Office building and the wider area. Consequently, the significance of the Hinckley Town Centre Conservation Area will be preserved and enhanced and the proposal complies with Policies DM11, DM12 and DM23 of the SADMP, section 16 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.11 Policy DM7 of the adopted SADMP states that development should not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity
- 8.12 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. The policy also states that the amenity of the occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.13 The remainder of the ground-floor, the first-floor and second-floor of the building all currently benefit from the extant commercial (Class E) use, but it is important to note that an application is currently under consideration for its conversion to a 12 bedroom luxury HMO (House in Multiple Occupation) (reference: 26/00045/FUL). The impacts have therefore been assessed cumulatively should the commercial use remain or the residential use be granted planning permission and be implemented.
- 8.14 The proposed units would retain the extant commercial use, with the works being limited internally and to the shopfront only and would therefore not result in the loss of light or overbearing impacts. Furthermore, the Council's Environmental Health Officer has raised no objections in regard to noise concerns. Any future issues could be controlled by them separately using statutory nuisance legislation.
- 8.15 In light of the above, the development is considered to be acceptable under Policies DM7 and DM10 of the adopted SADMP, subject to planning conditions.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. The proposal is located within the settlement boundary of Hinckley where there is a presumption in favour of sustainable development. The proposed works would not have a significant visual impact upon the surrounding street scene or the Hinckley Town Centre Conservation Area, and would not result in a significant impact on residential amenity.
- 10.2. The proposal would therefore be in compliance with Policies DM1, DM7, DM10, DM11 and DM12 of the adopted SADMP, Section 16 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is recommended approval subject to the below conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan, Drg No. 25-69-PT1-PL01; and
- Parking Plans, Drg No. 25-69-PT1-PL03 as received by the Local Planning Authority on the 16th January 2026.
- Existing, Proposed Shop front - Elevations, Proposed Floor, Demolitions Plan, Drg No. 25-69-PT1-PL04-A as received by the Local Planning Authority on the 20th March 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM7, DM10, DM11, DM12 and DM23 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 16 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Prior to occupation of the units approved and installation/application of the following matters, details of the colour of the shopfront, any proposed security measures, and any proposed shopfront illumination measures shall be submitted to and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved details.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policies DM7, DM10, DM11 and DM12 and DM23 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 16 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.3 Notes to applicant

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
- b) A separate consent may be required under the Town and Country Planning (Control of Advertisement) Regulations 2007 in respect of the display of advertisements on these premises. Advice may be sought from the Local Planning Authority.