FLORENCE HOUSE, HINCKLEY

STATEMENT TO SUPPORT THE PLANNING APPLICATION FOR CHANGE OF USE {including design and access, Heritage statement and Conservation Area Assessment}

The proposal is to use part of the ground floor for medical purpose consulting rooms within class D1 of the Use Classes Order. Current use is for meeting and training rooms, with public access and use, within the overall B1 office use of the whole building.

The proposal enhances the opportunity for skilled employment within the town centre.

The proposed use causes no change to the design and exterior of the building. There will be no changes to roof structures or any element of landscaping, including trees. An additional internal security door with controlled access will be erected – but does not require planning consent. Internal demountable partitions, not requiring planning consent, will also be erected. This is a modern building of 1970's design with no construction or historical significance. The proposal is thus assessed as having no impact on Heritage.

The proposed use causes no change to the layout or general use of car parking and the premises concerned have a pro rata allocation of 4 spaces. This property is opposite a public car park with 24hr access. It is not anticipated that the proposed use will cause any material change in the overall number of people accessing the building.

The proposed use involves no form of medical, mechanical or electrical equipment or apparatus causing noise. The overall use will cause noise levels similar to a general office with standard office equipment as with the existing use and in the remainder of the building.

The proposal is thus assessed as having no impact on the Conservation Area.

Robert Vaughan