



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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

56

Suffix

Property Name

Essentia House

Address Line 1

56 Upper Bond Street

Address Line 2

Address Line 3

Town/city

Hinckley

Postcode

LE10 1RS

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

Easting (x)

442670

Northing (y)

294439

Description

Applicant Details

Name/Company

Title

Dr

First name

Sarfraz

Surname

Ahmad

Company Name

Dr S Ahmad

Address

Address line 1

16 Highgrove

Address line 2

Westwood Heath

Address line 3

Town/City

Coventry

County

Country

United Kingdom

Postcode

CV4 8JJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use and conversion of factory building including 3 storey side extensions and alterations to elevations to form 35 residential apartments

Reference number

19/00982/FUL and 23/01014/CONDIT

Date of decision (date must be pre-application submission)

19/09/2019

Please state the condition number(s) to which this application relates

Condition number(s)

to discharge all conditions from 1 - 16

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

03/08/2022

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

We are seeking to discharge all of the conditions.

1. Development has been carried out with accordance to approved planning application 19/000982/FUL.
2. The scheme has been implemented in accordance with 22/00303/DISCON
3. The windows and doors will not be altered or replaced as per 22/00303/DISCON.
4. Scheme for the entrance and exit of vehicles has been implemented.
5. provision of vehicular splays
6. 2m x 2m pedestrian splays
7. off street parking provided
8. access drive and turning spaces have been hard bound
9. vehicular access gates have been installed.
10. undercover cycle parking has been provided
11. all windows at the rears fitted with obscure glass
12. the wall along the north elevation has been rendered and painted.
13. provision of scheme to prevent the overlooking of the gardens. We plan to use the ark grey colour for it to match the roof tiles. Information attached.
14. Secure bin storage has been provided.
15. Drainage has been installed as per drawings from JNM Engineering

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

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

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Sarfraz Ahmad

Date

24/04/2025