HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Paramount Hotels Ltd
Fountain Court
Bruntcliffe Road
Morley
LS27 OJG

Name and Address of Agent (if any)
Finch Associates
318 Kensal Road
London
WI0 5BZ

Part I - Particulars of Application

Date of Application	**Application No.**
12 December 2007	07/01449/FUL

Particulars and location of development:

ALTERATIONS TO HOTEL TO PROVIDE SIXTY ADDITIONAL GUEST BEDROOMS AND ASSOCIATED CAR PARKING

Hinckley Island Hotel Watling Street Burbage Hinckley Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, NE5, NE10 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions:-

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

2. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions and alterations shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. Before the extensions and alterations hereby permitted are first brought into use, the additional car parking spaces shown on plan No. 788/02 shall be provided, surfaced and marked out in accordance with the submitted details and shall thereafter permanently remain available for car parking unless otherwise agreed in writing by the Local Planning Authority.

4. Before any development hereby permitted is commenced on site a landscaping scheme shall be submitted to and approved by the Local Planning Authority. This scheme shall indicate the plant species, size and numbers and their disposition throughout the site.

5. The approved landscaping scheme shall be carried out during the first appropriate planting season following the date when the proposed extension is first ready for use. The scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs that die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted.

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IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

6. No part of the development shall be occupied until details of a Green Commuter Plan containing a travel to work, car use and car parking management strategy for the site as a whole has been submitted to and agreed in writing by the Local Planning Authority. The plan shall comprise proposals to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes for journeys to and from work and during working hours. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking and details of on-site facilities to promote alternative modes of travel to the site. The plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, timescales, phasing programmes and on-site management responsibilities. It shall be implemented and subject to regular review in accordance with the above approved details.

The reasons for the conditions are:-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3. To ensure that adequate off-street car parking facilities are available to serve the premises to accord with policy BE1 and T5 of the adopted Hinckley and Bosworth Local Plan.

4. To enhance the appearance of the development to accord with policy NE5 and NE10 of the adopted Hinckley & Bosworth Local Plan.

5. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE5 and NE10 of the adopted Hinckley & Bosworth Local Plan.

6. To ensure that adequate steps are taken to provide a choice in mode of travel to and from the site to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT:-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 12 March 2008