

Delegated Report

Planning Ref: 25/00656/FUL
Applicant: Mr Gerard McAteer
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 13 - 15 The Borough Hinckley Leicestershire

Proposal: Removal of ATM, night safe and all external manifestation/artwork/branding/signs

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 consent for the removal of the ATM, night safe and all external manifestation/artwork/branding/signs at 13-15 The Borough, Hinckley.

3. Description of the site and surrounding area

- 3.1. 13-15 The Borough is located within the Hinckley Town Centre Conservation Area. It is a tall and prominent property constructed of ashlar stone and red brick dating from the late-19th century. Due to its historic and architectural interest it is identified as an important local building within the Hinckley Town Centre Conservation Area Appraisal (HTCCAA) (2013) and it makes a positive contribution to the character and appearance and thus heritage significance of the conservation area. The building has been used as a bank for a considerable period of its history, with modern branding, signage, fixtures and fittings installed to serve this function being in situ on the front elevation.

4. Relevant planning history

80/01152/4

- Replacement of existing illuminated fascia sign with new fascia sign
- Advertisement Consent
- 06.11.1980

87/00409/4

- Proposed second service hill
- Planning Permission
- 02.06.1987

90/01192/4

- Erection of disabled access and steps
- Planning Permission
- 18.12.1990

92/00976/4

- Alterations to fire escape
- Planning Permission
- 26.11.1992

96/00422/ADV

- Display of illuminated fascia and projecting sign
- Refusal of Advertisement Consent
- 29.07.1996

96/00650/ADV

- Display of advertisements
- Advertisement Consent
- 25.09.1996

00/00797/FUL

- Installation of satellite dish
- Planning Permission
- 18.10.2000

02/00970/ADV

- Erection of signs
- Advertisement Consent
- 01.10.2002

04/00319/FUL

- Lighting to front of building
- Planning Permission
- 11.05.2004

14/00817/ADV

- Removal of existing signage and erection of 3 internally illuminated signs
- Advertisement Consent
- 10.11.2014

15/00722/ADV

- 2 No. A1 light pockets (internally illuminated poster). 1 No. Facia Sign
- Planning Permission
- 21.08.2015

19/00465/ADV

- Installation of 1no. 770mm high non-illuminated acrylic sign to cover redundant ATM
- Advertisement Consent

- 02.07.2019

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 comments have been received.

6. Consultation

- 6.1. HBBC Conservation Officer:

'The existing occupier of the building is soon to vacate and has no requirement for the signage, fixtures and fittings on the front elevation of the building associated with its former use. As such the proposal is to remove the fascia and projecting signage and make good the stone behind, remove the two night safes to the left-hand side of the ground floor main access door and infill the apertures with stone, and remove the ATM and surrounding signage panel to the right-hand side of the ground floor main access door and infill the aperture with stone.'

The extent of the removal of signage, fixtures and fittings is relatively limited and would have a minimal impact upon the fabric and architectural interest of the building. A key component of this would be to ensure that the stone utilised to infill the ground floor apertures is of a type, colour and texture that matches the existing surrounding stone on the front elevation of the building to ensure that its architectural interest and integrity of its construction materials is maintained. This detail could be confirmed as a notation on the proposed plans or secured via a suitably worded planning condition. Subject to this detail, in my opinion the proposal would have a neutral visual impact, resulting in the proposal preserving the character and appearance and heritage significance of the building and the Hinckley Town Centre Conservation Area. Consequently, the proposal complies with Policies DM11 and DM12 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.'

- 6.2. HBBC Environmental Health – Pollution:

'No objection.'

7. Policy

- 7.1. Hinckley Town Centre Area Action Plan (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
- 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)
- Hinckley Town Centre Conservation Area Appraisal (HTCCAA) (2013) Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon public safety and amenity

Design and impact upon the character of the area

- 7.2 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. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment.
- 7.3 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.
- 7.4 Policy DM10 of the Site Allocations and Development Management Policies DPD states that of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 7.5 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment and heritage assets. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 7.6 The existing occupier of the building is soon to vacate and has no requirement for the signage, fixtures and fittings on the front elevation of the building associated with its former use. As such the proposal is to remove the fascia and projecting signage and make good the stone behind, remove the two night safes to the left-hand side of the ground floor main access door and infill the apertures with stone, and remove the ATM and surrounding signage panel to the right-hand side of the ground floor main access door and infill the aperture with stone.
- 7.7 The extent of the removal of signage, fixtures and fittings is relatively limited and would have a minimal impact upon the fabric and architectural interest of the building subject to a condition being imposed ensuring that the stone utilised to infill the ground floor apertures is of a type, colour and texture that matches the existing surrounding stone on the front elevation of the building to ensure that its architectural interest and integrity of its construction materials is maintained.
- 7.8 The proposal would therefore have a neutral visual impact, resulting in the proposal preserving the character and appearance and heritage significance of the building and the Hinckley Town Centre Conservation Area. Consequently, the proposal complies with Policies DM10, DM11 and DM12 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

- 7.9 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties.
- 7.10 By virtue of the minor nature of the proposal there is not considered to be any material adverse impact in the residential amenity of any neighbouring buildings and the proposal is therefore considered to be in accordance with Policy DM10 of the SADMP.

8. Equality implications

- 8.1 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.
- 8.2 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.
- 8.3 There are no known equality implications arising directly from this development.

9. Conclusion

- 10.1. The proposal is considered acceptable as it would respect and complement the scale, character and appearance of the area and would have no adverse visual effects upon the setting of the nearby conservation areas thus preserving its significance. It would neither result in any significant adverse impacts on the amenity or privacy of the occupiers of any neighbouring properties or any significant adverse impacts on the public highway. The proposals are considered to be in accordance with Policies DM1, DM10, DM11, and DM12 of the SADMP, the general principles of the Council's Good Design Guide, Section 16 of the NPPF (2024), the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Core Strategy and is therefore recommended for approval subject to conditions.

10. 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 stone to be used to infill the ground floor apertures shall be of a type, colour and texture that matches the existing surrounding stone on the front elevation of the building.

Reason: To ensure that the development has a satisfactory external appearance and to ensure that the buildings architectural interest and integrity of its construction materials is maintained in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. 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. NRC12-MLA-XX-XX-DR-A-900001 P01
- Proposed Layout Drg No. NRC12-MLA-XX-XX-DR-A-900002 P01 as received by the Local Planning Authority on the 4th July 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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.