

From: Kim Mountford <kim@incarchitects.co.uk>
Sent: 09 January 2026 11:29:02 UTC+00:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: "Rahat Abid" <rahat@incarchitects.co.uk>
Subject: RE: Request for Further Information - 25/00591/FUL - The New Baron, 5-7 Regent Street, Hinckley

Hi Ashleigh,

Happy New Year and I hope this email finds you well.

Sorry for the delayed response on this application. With Christmas and the applicant being on annual leave, its been difficult to coordinate.

In short, I want to clarify and update you on the points in your email below, please see my comments and/or further questions as follows:

1. We will issue you updated plans etc with dimensions on next week. If there are any further questions relating to these once received, please let us know.
2. The intention is that all flats will benefit from the rooftop area. We are happy to sub-divide this space into smaller private amenity space for each unit if this is preferred by the LPA? Please can you confirm so we can ensure this is included in the updated drawings we intend to send over next week.
3. Number of existing employees is 4. Proposed is to remain the same, which fluctuates between 4-6 employees depending on the season.
4. Opening Hours that are on Google are the correct opening hours.
5. We have commissioned a Noise Impact Assessment, which is being carried out next week and you will have the report no later than the end of the month. Having spoken to the owner, the kitchen hasn't been used for 3 years and as part of this application, the kitchen will be removed and all ductwork will be removed as it will be redundant. We aren't aware of any other extract equipment that would affect the development, therefore assume that a condition can be included to cover the removal of the extraction equipment and thus an odour assessment would not be needed? Please can you confirm.

I think the above covers all the points in your email. If you can clarify the question about private amenity space and odour assessment requirement, then we can get all the updated information to you within the next 21days.

I look forward to hearing back from you shortly.

Kind Regards

,

Kim Mountford | BA (Hons) MArch RIBA ARB | **T: 01782 479644**

Director

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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Sent: 21 November 2025 17:27

To: Rahat Abid <rahat@incarchitects.co.uk>; Kim Mountford <kim@incarchitects.co.uk>

Subject: Request for Further Information - 25/00591/FUL - The New Baron, 5-7 Regent Street, Hinckley

Good afternoon,

Apologies again for the delays in completing my review of this application. Following review of the plans and the site visit to the premises, I advise that further information is required to continue assessment:

1. A copy of the proposed plans (Floor Plans and Elevations) with a scale bar for manual scaling. At this stage I have been unable to digitally scale the plans using the provided scale. I suspect this is an issue with the program on my end, however I am not able to fully assess the performance of the proposal against relevant space standards without accurate scaling. As such, an amended version of the plans is requested with a scale bar to allow me to manually set and scale.
2. Confirmation regarding the intended use of the rooftop garden space. Based on the location of the doorway, it is my assumption that this would be a communal garden area

- can you please confirm this, and whether all flats or only certain flats would benefit from use of the space.
3. The Application Form has details as to the existing number of employees but leaves the proposed employees section blank. Could you please confirm whether this is because there would be no change (increase or decrease) to employee numbers.
 4. The details provided with the application indicate operating hours will be from 9am-11pm Monday to Friday, 9am-1am (next day) on Saturdays, and 9am-11pm on Sundays/Bank Holidays. These are inconsistent with operating hours for the premises as published online. Can you please confirm which hours are correct?
 5. I note the requests from HBBC Environmental Services regarding a Noise Impact Assessment (NIA) and odour assessment remain outstanding. Refer to attached email.

In addition to the above, I advise of the following concerns with the proposal at this stage:

1. I have provisional concerns regarding amenity conflicts to the flats to the rear of the first floor, pending further assessment with access to scaled plans. At this stage, my concern is the level of outlook and privacy available to the two windows proposed for Flat 4, and the access to natural light as well as second bedroom outlook for Flat 3.
2. I have concerns regarding amenity impacts to neighbouring residential uses in the building to the north. During my visit to the site, I observed neighbouring habitable room windows with outlook in the direction of the application site. It appears that habitable room windows would overlook and be overlooked by activities in the rooftop garden area. The new blank wall to be constructed for the hallway link would also reduce outlook from those windows.

Given these concerns, I leave it at your discretion as to whether the required NIA & odour reports be pursued at this stage, or held off until scaled plans have been fully reviewed and the extent of amenity issues established and addressed.

Kind regards,

Ashleigh Gade
Senior Planning Officer

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