Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Ms Katie Nation
14 Richmond Gate
Hinckley
Leicestershire
LE10 0BW

Name and Address of Agent (if any)
AxonBeckett Ltd
W5 The Quarters
65 Druid Street
Hinckley
Leicester LE10 1QG

Part I - Particulars of Application

Date of Application	**Application No.**
19 January 2009	09/00032/FUL

Particulars and location of development :

ERECTION OF NEW SHOP FRONT AND SECURITY GRILLS

12 Stockwell Head Hinckley Leicestershire LE10 1RE

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of visual amenity or highway safety. Additionally, the proposed development would preserve the character and appearance of the Hinckley Conservation Area.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7 and SPG on Shopfronts

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. This permission relates to the application as revised by amended plan 08910-SK01 Rev D received by the Local Planning Authority on 16 February 2009.

3. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed shopfront 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.

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 define the permission.

IMPORTANT – PLEASE REFER TO THE NOTES AT THE END OF THIS DOCUMENT

3. To ensure that the development has a satisfactory external appearance to accord with policy BE7 of the adopted Hinckley & 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.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5. List of plans used in the determination of this application:- Design and Access Statement received 16 February 2009 and 08910-SK01 Rev D.

T. M. Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 16 March 2009