Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Condition

CONDITION DISCHARGED

Name and Address of Applicant	**Name and Address of Agent (if any)**
Karl Maughan Stronghold Homes C/O Agent	Mrs Zoe Massey Hayward Architects Ltd 19 Station Road Hinckley LE10 1AW

Part I – Particulars of Application

Planning Reference:	**25/00890/DISCON**
Application Site:	**Factory Units, 23 Wood Street, Hinckley, Leicestershire, LE10 1JQ**
Proposal:	**Application to discharge C12 (full EV charging), C13 (outline EV charging), C22 (full materials), C23 (outline materials), C33 (full landscaping), C34 (outline landscaping) attached to planning permission 22/00695/HYB**

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 12 (Full EV Charging) and Condition 13 (Outline EV Charging)

- 24/110 Hard landscaping and boundary treatments (received 02/04/2026)

Condition 22 (Full Materials)

- Proposed Materials- Conversion (received 19/09/2026) except the stairwell cladding and windows which should be as shown on the Full Application- Revised Materials Schedule (received 06/11/2026)

Condition 23 (Outline Materials)

- Proposed Materials- New Building (received 19/09/2026) except the rooftiles, windows and PV panels which should be as shown on the Outline Application – Revised Materials Schedule (received 19/10/2026);

Condition 33 (Full Landscaping) and Condition 34 (Outline Landscaping)

- 24/110 Hard landscaping and boundary treatments (received 02/04/2026);

- Landscaping Plan EML Job No: 1266 (received 19/09/2025); and
- Email dated 02/04/2026 confirming:
    - The PRoW pavers will be retained and reinstated where necessary with a like for like product
    - The existing signage and lamppost will be retained
    - The proposed railings facing Cross Keys Yard will be black
    - The proposed railings facing Priory Walk will also be black and will not have a brick base.

The details submitted are ACCEPTABLE and the conditions are DISCHARGED. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

C. Brown.

Date: 17 November 2026

Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 12 (Full EV Charging) and Condition 13 (Outline EV Charging)

"No development above foundation level, to which the FULL/OUTLINE planning permission relates, shall commence until a scheme for the installation of electric vehicle charging points is submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the number of units to benefit from electric vehicle charging points, together with full detail of the location and fitting of the units."

Consultee responses:

N/A

Assessment:
The submitted drawing shows a total of five EV charging points with each serving 2 car parking spaces each (10 in total), this is sufficient for the quantum of development, and they are located suitably within the parking area. The proposals meet the requirements of Policy DM10(g) of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 22 (Full Materials):

"No development above foundation level, to which the FULL planning permission relates, shall commence on site until representative samples and/or details of the materials and architectural detailing to be used on the buildings hereby permitted have been deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved details. The details shall include:-

- *Cladding for the building (including material, finish and colour)*
- *Windows and doors (including style, specification, frame material, finish, colour, reveal, cill and header treatments)*
- *Rainwater goods (including style, specification, frame and colour)"*

Consultee responses:

HBBC Conservation Officer- Following amendments, the submitted details are satisfactory.

Assessment:

A number of amendments and points of clarification have been made during the application. Following the latest amendments the proposed details relating to the conversion of the building and associated roof top extension and new stairwell are sufficient. It should be noted that some concessions have been made by the LPA owing to applicants concerns surrounding the viability of the development meaning the applicant has proposed to focus higher quality materials on the publicly visible aspects of the development. Whilst further amendments would be assessed on their merits the proposed scheme is considered an acceptable balance, further concessions on the quality of materials are unlikely to be supported.

Heritage aluminium windows are proposed to the existing building on all road facing elevations, with anthracite UPVC windows to the rear elevation. The roof top extension would be clad in dark grey aluminium cladding, with a request to render this element not deemed acceptable. The windows to the roof top extension would be anthracite UPVC, which is acceptable as the extension is set in from the road elevations and is a modern element in its own right. The windows are proposed to have acceptable proportions and glazing bars and have a suitable industrial style profile. The rear stair block was originally to be timber clad, however, the applicant proposes to render this. Considering it is a modern element to the rear of the building and the proposed use of graphite grey render would complement the roof top cladding this is accepted.

Overall, the proposed materials of the converted building would ensure that the development has a satisfactory appearance in the interests of visual amenity and to preserve the significance of the Hinckley Town Centre Conservation Area in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the National Planning Policy Framework and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Condition 23 (Outline Materials):

"No development above foundation level, to which the OUTLINE planning permission relates, shall commence on site until representative samples and/or details of the materials and architectural detailing to be used on the buildings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved details. The details shall include:-

- *Brick details (including material, colour and bond). The brick shall be laid in English bond.*
- *Roof tile (including material and colour)*
- *Windows and doors (including style, specification, frame material, finish, colour, reveal, cill and header treatments)*
- *Rainwater goods (including style, specification, frame and colour)"*

Consultee responses:

HBBC Conservation Officer- Following amendments, the submitted details are satisfactory.

Assessment:

A number of amendments and points of clarification have been made during the course of the application. Following the latest amendments the proposed details relating to the replacement building are sufficient. As with the conversion element of the development, it should be noted that some concessions have been made by the LPA owing to applicants concerns surrounding the viability of the development meaning the applicant has proposed to focus higher quality materials on the publicly visible aspects of the development. Whilst further amendments would be assessed on their merits the proposed scheme is considered an acceptable balance, further concessions on the quality of materials are unlikely to be supported.

The proposed brickwork would be Ibstock 73mm concession red brick, which whilst slightly more textured, is a good match to the brick utilised for the existing building. The brickwork would be laid in an English bond with a yellow medium mortar which is acceptable and reflects both the demolished building and the retained adjacent building.

Anthracite aluminium heritage style windows are proposed to the northern road facing elevation, the ground floor windows will have an arch top built into the top frame, the first-floor windows will have an arch former above with arch brickworks. The western elevation facing Cross Keys Yard jitty would have anthracite UPVC dummy sash windows whilst the east and south elevations facing the car park would have anthracite UPVC top hung casement windows.

The casement windows on the front elevation of the new building would have a suitable industrial style profile and character, whilst the sashes on the side elevation facing the public alleyway have an appropriate and characterful appearance. Those windows on the internal courtyard facing elevations are more functional in character but are appropriate given the service area relationship with the car park.

Rivendale Cromleigh Graphite roof tiles are proposed to the north and western elevations (public facing elevations), whereas anthracite FP McCann concrete tiles would be used for the east and south elevations. As with the windows it is not ideal to have a mismatch of materials/styles across the same building. However, the fibre cement slates proposed for the public facing front and side elevations have a texture and tone that is broadly reflective of a natural slate, so in this instance it is considered an appropriate compromise material that would reflect the appearance of those traditionally used in the conservation area. The grey concrete tiles proposed for the internal courtyard facing elevations are again more functional in character but are likely appropriate.

Solar panels are proposed to the east and south elevations which is appropriate in this context considering the lack of public views to these elevations.

Overall, the proposed materials of the converted building would ensure that the development has a satisfactory appearance in the interests of visual amenity and to preserve the significance of the Hinckley Town Centre Conservation Area in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the National Planning Policy Framework and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Condition 33 (Full Landscaping) and Condition 34 (Outline Landscaping):

"The development associated with the FULL/OUTLINE element of this consent hereby permitted shall not be occupied until:

a) a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, and

b) a Landscape Management Plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas

has been submitted in writing to and approved in writing by the local planning authority.

The scheme shall be carried out in full accordance with the approved landscaping scheme and management plan. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which 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 at which time shall be specified in writing by the Local Planning Authority."

Consultee responses:

HBBC Conservation Officer- Following amendments, the submitted details are satisfactory.

Assessment:
Proposed shrub planting is proposed to the peripheries of the buildings on site including along Cross Keys Yard jitty and to Priory Walk and within the parking area. Some turfed areas and three new trees are proposed to the rear of the site. Native hedgerow is proposed to sections of the rear boundaries. Overall, considering the lack of current soft landscaping and PDL nature of the site, the additional soft landscaping is considered acceptable and to enhance the appearance of the site.

An appropriate implementation scheme, planting schedule and maintenance schedule is included on the landscape plan.

The access areas would be surfaced with tarmac with the parking bays differentiated through the use of permeable brindle block paving which would have a high quality and traditional finish. The existing brick wall to much of the rear of the site would be retained, with existing sections of close boarded fence replaced on a like for like basis. The existing boundary wall and railings to Cross Keys Yard jitty would be demolished but replaced on a like for like basis with a brick base and black metal railings above which is in keeping with the character of the Conservation Area and also allows active surveillance to the jitty. New 1100mm high black railings are proposed on the corner of Priory Walk.

The plans and covering email confirm that the existing signage and lamp post to the corner of the jitty would be retained and new block paving to the edge of the jitty alongside any damaged pavers will be reinstated on a like for like basis.

Overall, the hard and soft landscaping is appropriate for the development and its setting within the Conservation Area and the submitting information ensures that the development has a satisfactory external appearance and that the landscaping work would be carried out within a reasonable period and thereafter maintained in accordance with Policies DM6, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).