

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition Decision Notice Conditions Discharged

Design Studio Architects
Regent House
7 Upper King Street
Leicester
Leicestershire
LE1 6XB

Details of Application:

Application Ref: 25/00570/DISCON
Proposal: Application to discharge C2 (Waste Management) and C3 (Secondary Glazing)
attached to planning permission 20/01250/FUL
Location: 8A Station Road, Hinckley, Leicestershire, LE10 1AW

The conditions and supporting details submitted to apply for the discharge of conditions:

Condition 2

The development hereby approved shall not be occupied until a scheme that makes adequate provision for waste and recycling storage of containers and collection across the site has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers. Thereafter, the development shall not be occupied until the waste and recycling storage has been completed in accordance with the approved details.

Reason: To ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Information Submitted

C2 – Waste and Recycling Storage and Collection Scheme Report;
C2 – Bin Screens;
C2, C3 – First Floor Plan, Drg No. 23047-DSA-B1-ZZ-DR-A-1001 Rev P02;
C2, C3 – Elevations, Drg No. 23047-DSA-B1-ZZ-DR-A-1002 Rev P03.

Consultees:

HBBC Waste – no comments received.

Summary:

A waste storage/collection area has been shown to be located to the rear of the development, adjacent to the public highway, The Horsefair. It is to meet the requirements of the Councils Waste

Collection Service, nonetheless weekly collection is to be carried out by a private waste management company.

The waste storage/collection area is to be screened by a 1.67 x 1.28 x 3.08 metre open top brick structure (matching the existing brickwork of the building) with timber outward opening gates to its frontage, sympathetically screening the waste from public view to minimise the visual impact of the bins so that they are not detrimental to the street scene and the overall design of the scheme.

In light of the above, the waste storage/collection area on site accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 3

Prior to installation, details of the secondary glazing to the first floor windows must be provided and agreed in writing by the Local Planning Authority. Details should include: the window frame material, the style and arrangement of the windows, a profile/cross sectional drawing of the windows to a recognised scale and confirmation of the position of the secondary windows in relation to the retained primary windows.

Reason: To protect and enhance the character of the conservation area and integrity of the Grade II Listed Building, in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Information Submitted

C3 – Secondary Glazing Product Guide;
C3 – Series 20 Slim line Section Sheet;
C3 – Series 46 Slim line Section Sheet;
C2, C3 – First Floor Plan, Drg No. 23047-DSA-B1-ZZ-DR-A-1001 Rev P01;
C2, C3 – Elevations, Drg No. 23047-DSA-B1-ZZ-DR-A-1002 Rev P01;
C3 – Secondary Glazing, Drg No. 23047-DSA-B1-ZZ-DR-A-1003 Rev P01.

Consultees:

HBBC Conservation Officer – has confirmed that condition 3 can be discharged.

Summary:

Details have been submitted which confirm the secondary glazing system would consist of an aluminium framed casement window (finished white) installed within the depth of the existing window and door rebates and with sections aligned to the proportions and position of the primary windows, so the secondary glazing would not be a visible feature from the exterior of the building. The details of the secondary glazing are considered to be appropriate, ensuring that the installation is compatible with the significance of the listed building and that the character and appearance of the conservation would be preserved in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Policies Development Plan Document (2016).

The details submitted are ACCEPTABLE and the conditions are hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the conditions.

Date: 15 August 2025

C. Brown.

Christopher Brown MRTPI
Head of Planning