**DELEGATED REPORT**

**Recommendation Made: 11 October 2010**

**Reference:- 10/00531/FUL** **Parish:- Hinckley**

**Applicant:- Mr Mel Yates**
**101 Regent Road**
**Leicester**
**Leicestershire**
**LE1 7DA**

**Location:- National Grid Brick Kiln Street Hinckley Leicestershire**

**Proposal:- EXTENSIONS AND ALTERATIONS TO BUILDING**

**Introduction:-**

Full planning permission is sought for extensions and alterations to the an office block at National Grid, Brick Kiln Lane, Hinckley. The site is located within the settlement boundary of Hinckley, and falls within an employment site, as defined in the Proposals Map within Hinckley and Bosworth Local Plan (2001).

The proposal involves alterations following the partial demolition of office block 3 located with a central courtyard. It is immediately adjoined to the south east and north west by an additional office block and associated buildings in relation to this use.

The front (north east) elevation is set to extend to a height of 4.445 metres, in comparison to the existing height of 3.395 metres. The front elevation also proposes main entrance doors and a laminated glass rain canopy set 2.55 metres above ground level to project 1.95 metres from the front of the elevation. In terms of the rear south west elevation, the proposal includes alterations which results in a maximum height of 4.3 metres along with an additional access and new window design. The alterations result in the new roof line being set down lower by 0.65 metres in between adjoining buildings, with paraphet detailing.

In relation to materials, the existing brown cladding panels are set to be replaced by light and dark grey cladding panels, with new double glazed dark grey powder coated aluminium window units. The new flat roof covering will be installed and covered with a single ply material.

The proposal also involves general refurbishment and internal alterations including the removal of load bearing walls to create an open plan office area.

**History:**

09/00308/FUL- Formation of treatment system, siting of works and containers and office container, and 09/00347/FUL- Installation of car parking lighting were both permitted 26/06/09.

**Consultations:-**

Environmental Health has no objections in relation to pollution and drainage.

Leicestershire County Council Highway Authority stated that on the basis that the proposal would not lead to a gain in non-residential floorspace they have no observations.

**Development Plan Policies:-**

The following saved policies within the Hinckley and Bosworth Local Plan (2001) are considered relevant in the determination of this application;

BE1 Design and Siting of Development
EMP2 Expansion of Existing Employment Uses

Also relevant is guidance contained in Planning Policy Statement 4 (PPS4)

**Appraisal:-**

The main considerations in the determination of this application relate to principle, design and impact upon residential amenity.

**Principle**

The proposed alterations and extensions are to an existing employment area and as such, the principle of development in this location is established.

**Design**

The site contains a variety of buildings types and designs, and in the absence of any unified appearance within the site, the proposals design is considered acceptable. In terms of scale, the proposal is modest and subservient in relation to the adjoining buildings. As such, the proposals by reason of design and scale are not considered detrimental to the character and appearance of the area.

**Residential Amenity**

The nearest neighbouring residential dwellings are located to the north east of the site, and given the proposals location within the central courtyard position and given the screening by existing buildings, it is not considered that there would be any affect upon residential amenity. The 'no objection' comments received by the Environmental Health Officer conclude that the impacts in terms of noise and pollution upon neighbouring dwellings to be negligible.

**Other material considerations**

There is a large amount of car parking available on site and access, parking and highway requirements will not be affected as a result of the proposal.

In summary, the proposal is considered to be of an acceptable design and not detrimental to residential amenity. Accordingly it is considered that this application be permitted, subject to conditions.

**RECOMMENDATION:- Permit subject to the following conditions:-**

**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 as the proposal would be of an acceptable design and would not be detrimental to the occupiers of neighbouring dwellings.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, EMP2

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details: Drawing No 100010/A/003 A and 100010/A/004 A received by the Local Planning Authority on 18/08/2010.

3 The external materials to be used in the development hereby permitted shall be carried out in strict accordance with those specified in the application, unless alternative materials are first agreed in writing with the Local Planning Authority.

**Reasons:-**

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policies BE1 and EMP2 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).

**Contact Officer:- Ebbony Mattley Ext 5691**