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Our Ref: NJ/B057/09
Your Ref: 09/00523/LBC
27 July 2009

30 JUL 2009

DEVELOPMENT SERVICES
30 JUL 2009
RECEIVED

Mr J Hicks
Planning Department
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Dear Mr Hicks

25 Castle Street, Hinckley

I write in respect of the above property where an application for listed building consent has recently been submitted to the Council for the conversion works to provide a Costa Coffee shop. A number of repair works will also be undertaken and works which are not considered to require Listed Building Consent, I set out below a list of works for completeness.

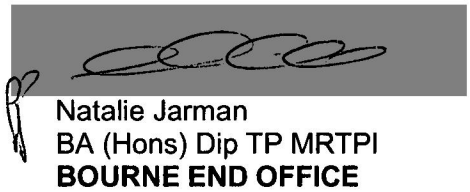
- The first floor roof has weathered asphalt and there are some localised defects. Repairs to upstands and localised splits will be undertaken;
- The flat roof over the second flat roof over the gallery will be redecorated;
- The precast concrete copings to the brick parapet around a second section of flat roof will be re-pointed as well as localised brick repairs to the parapet;
- A third and fourth section of roof extends over the store and loading bay. Localised re-pointing of a concrete coping will be undertaken along with repairs to overcome localised blistering to the asphalt.
- In the same area an oversized length of lead has split through thermal expansion and requires replacement on a like for like basis;
- The timber steps including balustrade and steps which lead up to the second flat roof over the gallery will be replaced;
- The property has been extended at the rear; some of the coping requires re-pointing. There will also be minor localised repair to the brickwork in these locations;
- There are several external doors serving the store roof external enclosures which will be redecorated;

...Continued

- Adjacent to the staff w.c. (accessed from alley to the side of the store) there is a cast iron downpipe and hopper head which will be replaced;
- Asbestos cement corrugated sheet has been found above to suspended ceiling in the rear portion of the shop and this will be removed as part of the strip out works;
- The insulation over the gallery portion of the shop is incomplete and sections of the fibreboard sofit are damaged or missing, these will be replaced as necessary;
- New mains supply will be installed;
- The ground floor to the front section of the shop will need to be recast in concrete in conjunction with the new incoming service connections, and
- The render on the flank wall of the shop unit within the alley requires localised repair and redecoration.

The list of works above are not considered to require listed building consent but are detailed so that it can be noted on the Councils records.

Yours sincerely



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