From: Kim Mountford <kim@incarchitects.co.uk>
Sent: 30 October 2026 16:21:39 UTC+00:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: "Rahat Abid" <rahat@incarchitects.co.uk>
Subject: RE: 25 010 - Craft Baron
Importance: High

Good Afternoon Ashleigh,

We acknowledge and agree to the proposed change to the application description.

Could you please confirm the anticipated end date of the reconsultation period and the revised target decision date? I assume an extension of time will be required and would be grateful if you could advise accordingly.

As the principle of the proposal is understood to be acceptable, we would appreciate any steps that can be taken to progress the application as efficiently as possible and bring it to a positive determination at the earliest opportunity.

Kind Regards,

Kim Mountford | BA (Hons) MArch RIBA ARB **T:** 01782 479644

Director

E: kim@incarchitects.co.uk **W:** www.incarchitects.co.uk

Please Note: Opening Hours: 08:30 – 17:00 Mon to Thurs, 08:30 – 14:30 Fri

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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: Thursday, October 22, 2026 3:31 PM
To: Kim Mountford <kim@incarchitects.co.uk>
Cc: Rahat Abid <rahat@incarchitects.co.uk>
Subject: Re: 25 010 - Craft Baron

Hi Kim and Rahat,

I've had a chance this afternoon to review the amended plans and can confirm my concerns with the proposal have now been addressed.

Since the proposal has been amended, we will need to re-consult on the plans. But once that is completed, should there be no objections from consultees, we can then proceed to a positive determination.

To facilitate the re-consultation there will also need to be a revision to the description of development to reflect the changes. I am proposing the following revised description:

> *Conversion of upper floors to create 2 flats and associated works including external alterations.*

Can you please advise whether you're happy to agree to the revised description?

I will get the reconsult underway as soon as possible once confirmed.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Kim Mountford <kim@incarchitects.co.uk>
Sent: 20 October 2026 4:00 PM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Rahat Abid <rahat@incarchitects.co.uk>
Subject: RE: 25 010 - Craft Baron

Hi Ashleigh,

Can we have an update on this now you're back from leave please?

We expect that a positive decision notice is imminent now that we have reduced the scheme down to 2 units?

I look forward to hearing from you this week with an update.

Kind Regards,

Kim Mountford | BA (Hons) MArch RIBA ARB **T:** 01782 479644

Director

E: kim@incarchitects.co.uk **W:** www.incarchitects.co.uk

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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: 09 October 2026 12:22
To: Rahat Abid <rahat@incarchitects.co.uk>
Cc: Kim Mountford <kim@incarchitects.co.uk>
Subject: Re: 25 010 - Craft Baron

Hi Rahat,

I can confirm that I received the Rev E version of the Elevations & Plans drawing on 23 September.

I will be on leave for the next week, but will review them upon my return and provide you an update as soon as possible.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: Rahat Abid <rahat@incarchitects.co.uk>
Sent: Thursday, October 08, 2026 4:56 PM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Kim Mountford <kim@incarchitects.co.uk>
Subject: Re: 25 010 - Craft Baron

Good Afternoon Ashleigh,

I hope you are well.

I sent through the updated plans a few weeks ago in response to your comments. Could you please confirm that you have received them?

I would also be grateful if you could provide an update on the status of the application and advise when we might expect a decision.

If you require any further information, please do not hesitate to let me know.

Kind Regards,

Rahat Abid | BA (Hons) **T:** 01782 479644

Architectural Assistant

E: rahat@incarchitects.co.uk **W:** www.incarchitects.co.uk

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Please Note: My Working Days: Tuesday & Wednesday

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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: Tuesday, August 18, 2026 2:20 PM
To: Kim Mountford <kim@incarchitects.co.uk>
Cc: Rahat Abid <rahat@incarchitects.co.uk>
Subject: Re: 25 010 - Craft Baron

Hi Kim,

I sent an email with regard to this application on 5 August; could you confirm if you received it?

There were intermittent issues with outgoing emails on out servers around that time, so apologies if the email did not reach you.

I have attached my 5 August email to this email for reference.

Kind regards,

Ashleigh Gade

Senior Planning Officer

Tel: 01455 255945

Email: ashleigh.gade@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Kim Mountford <kim@incarchitects.co.uk>
Sent: 17 August 2026 9:43 AM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Cc: Rahat Abid <rahat@incarchitects.co.uk>
Subject: RE: 25 010 - Craft Baron

Morning Ashleigh,

I've just returned from 2 weeks of annual leave and do not believe we have received any response to my email below.

Please can you update me on the progress of the application as this is severely overrun any deadline date? Again, we will be escalating this if we do not receive a positive and proactive response from you within 48hours.

Kind Regards
,

Kim Mountford | BA (Hons) MArch RIBA ARB **T:** 01782 479644

Director

E: kim@incarchitects.co.uk **W:** www.incarchitects.co.uk

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From: Kim Mountford <kim@incarchitects.co.uk>
Sent: 29 July 2026 12:28
To: Ashleigh Gade <ashleigh.gade@hinckley-bosworth.gov.uk>
Cc: Rahat Abid <rahat@incarchitects.co.uk>
Subject: RE: 25 010 - Craft Baron

Afternoon Ashleigh,

Please can we have an update on the progress of this application? We assume that you have all the information required to explain the arrangement with adjacent properties and there is no further reason to delay a positive decision notice.

I look forward to receiving confirmation of any pre-commencement conditions.

Kind Regards
,

Kim Mountford | BA (Hons) MArch RIBA ARB **T:** 01782 479644

Director

E: kim@incarchitects.co.uk **W:** www.incarchitects.co.uk

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From: Rahat Abid <rahat@incarchitects.co.uk>
Sent: 09 July 2026 16:01
To: Ashleigh Gade <ashleigh.gade@hinckley-bosworth.gov.uk>
Cc: Kim Mountford <kim@incarchitects.co.uk>
Subject: Fw: 25 010 - Craft Baron

Good Afternoon Ashleigh,

I hope you're well, I was just checking if you have had a chance to look at the updated drawings I had sent over?

Please don't hesitate to contact me if you need anything further.

Kind Regards
,

Rahat Abid | BA (Hons)
T: 01782 479644

Architectural Assistant

E: rahat@incarchitects.co.uk
W: www.incarchitects.co.uk

Please Note: Opening Hours: 08:30 – 17:00 Mon to Thurs, 08:30 – 14:30 Fri

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From: Rahat Abid <rahat@incarchitects.co.uk>
Sent: Wednesday, July 1, 2026 8:49 AM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Kim Mountford <kim@incarchitects.co.uk>
Subject: Re: 25 010 - Craft Baron

Good Afternoon Ashleigh,

Apologies for the confusion. I have attached an updated drawing with all drawings now set to 1:100 for consistency.

I have reviewed the floor areas and ensured they align with the descriptions provided for each flat. I have also updated the section line to better illustrate the rooftop courtyard space, including clearer context and relevant measurements.

If you require anything further or have any additional queries, please let me know.

Kind Regards
,

Rahat Abid | BA (Hons)

T: 01782 479644

Architectural Assistant

E: rahat@incarchitects.co.uk

W: www.incarchitects.co.uk

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From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Sent: Monday, June 22, 2026 2:00 PM
To: Rahat Abid <rahat@incarchitects.co.uk>
Cc: Kim Mountford <kim@incarchitects.co.uk>
Subject: Re: 25 010 - Craft Baron

Hi Rahat,

Thank you for sending through the plans.

The trouble I am having is that at the scale of the bar (1:50) I am not getting accurate measurements between the scale, the Floor Plans and Section A. Section A appears to be at 1:100 rather than 1:50 which fine and adjustable for, but neither scaling against the scale bar nor against Section A is aligning with the Floor Plans. Even if I use the separation distance given within the Section A drawing between the two buildings as a guide to approximately manually scale the Floor Plans, I am still not getting results on floor area that match those quoted on the plans. As such, it's difficult for me to have accuracy in my measurements of key assessment criteria within the Floor Plans.

Kind regards,

Ashleigh Gade

Senior Planning Officer

Hinckley & Bosworth Borough Council

Tel: 01455 255945

Email: ashleigh.gade@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Rahat Abid <rahat@incarchitects.co.uk>
Sent: Tuesday, May 26, 2026 2:58 PM
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: Kim Mountford <kim@incarchitects.co.uk>
Subject: Fw: 25 010 - Craft Baron

Good Afternoon Ashleigh,

Please find attached the updated drawing with the scale bar included. I have double-checked that the section is drawn accurately based on the measurements obtained from the initial survey.

I have also forwarded the applicant's written confirmation that he is responsible for the operation of the pub, as requested by the Environmental Services team.

Please let me know if you have any questions or if any further information is required.

Kind Regards

,

Rahat Abid | BA (Hons)

T: 01782 479644

Architectural Assistant

E: rahat@incarchitects.co.uk

W: www.incarchitects.co.uk

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From: Nirad Solanki <nirad@solankiholdings.com>
Sent: Tuesday, May 26, 2026 12:59 PM
To: Rahat Abid <rahat@incarchitects.co.uk>
Cc: James Mantell <james@solankiholdings.com>
Subject: Re: 25 010 - Craft Baron

I can confirm that the pub operationally is under my immediate control and I have been operating since November 2019.

We have no other reasons to not operate and are running successfully. I am happy to adhere to the noise obligations and conditions set.

Nirad V Solanki MNAEA (Comm)

Group Chairman

Solanki Holdings Group of Companies

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Telephone: 01455 374 013

Email: nirad@solankiholdings.com

Website: www.solankiholdings.com

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Staffordshire Office

Smithfield Works, 2 Smithfield, Leonard Coates Way, Hanley, Stoke-on-Trent, ST1 4EU

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From: Rahat Abid <rahat@incarchitects.co.uk>
Sent: Tuesday, May 26, 2026 11:26 AM
To: Nirad Solanki <nirad@solankiholdings.com>
Subject: 25 010 - Craft Baron

Good Morning Nirad,

I am in the process of responding to the planner with the updated drawings. Could you please provide written confirmation that you will be managing the bar, as requested by the noise consultant?

Once I receive this, I will be able to forward it on and, hopefully, obtain a response shortly.

Kind Regards
,

Rahat Abid | BA (Hons)
T: 01782 479644

Architectural Assistant

E: rahat@incarchitects.co.uk
W: www.incarchitects.co.uk

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