Conservation Officer (Mr Paul Grundy) comments for: 26/00262/CONDIT

Proposal: Variation of condition 2 of planning permission 18/01141/FUL to replace the proposed facing brick and replace it with brick slip cladding and to replace the aluminium panels with uPVC panels.

Site: The Hollybush, Upper Bond Street, Hinckley

Date Submitted: 03/11/2026

Full planning permission (ref 18/01141/FUL) has been granted for the erection of a new building for offices and 8 flats on land to the rear of the Hollybush, Upper Bond Street, Hinckley.

The application site is located within the Hinckley Hollycroft Conservation Area and the Hollybush is a grade II listed building of special historic and architectural interest. The approved design concept is for the new building to reflect an inter-war architectural style, given the context and architectural character of the Hollybush building and other built form within the surrounding area. The approved plans are for a solid red brick wall construction with contrast courses of grey brick to provide a horizontal emphasis. To break up the mass of the facing brickwork and add architectural interest cladding panels in between the windows are to be used on some elevations.

This application seeks to vary the approved brick and cladding construction materials. Brick slips are proposed as an alternative to a solid wall construction. The brick slips have been sourced appropriately to ensure that the profile, colour, tone and texture of the bricks would closely match to that as previously approved. Similarly, the proposed UPVC cladding product would have a smooth finish and be the same anthracite grey colour as previously approved.

For these reasons in my opinion the replacement materials have been specified as to ensure the development would continue to have a satisfactory appearance, whilst ensuring that there are no adverse impacts upon the Hinckley Hollycroft Conservation Area or the setting of nearby heritage assets, including the grade II listed Hollybush building. Subsequently the proposal complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Chapter 20 of the National Planning Policy Framework and the statutory duties of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

It is requested on the elevational drawings submitted for approval that it is noted that the contrasting grey brick slips ‘project a small distance from the face of the wall’ to provide a suitable projection and contrast from the red brick, whilst also allowing for an obvious reveal within which to place the UPVC cladding. Should the applicant need to increase the number of courses of the grey brick slips from one to two courses then this would be acceptable and ensure that the development would have a satisfactory appearance – again if this is the intention of the applicant please can the use of two courses be noted on the final elevational drawings.