

From: Nigel Paget <nigelpaget1@gmail.com>
Sent: 31 March 2026 08:03:15 UTC+01:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Cc: "martin turland" <mctarch@yahoo.co.uk>; "Simon Ristimaa" <simon.ristimaa@outlook.com>
Subject: Re: Fw: Request for Information and Amendments - 25/00872/FUL - 83A Mount Road, Hinckley. Planning Process and PRA
Attachments: Outlook-Logo_ Hinc, Outlook-Logo_ Twit.png, Outlook-Logo_ Face, Outlook-Logo_ Inst.png, 1771860695379blob.jpg

Good Morning Ashleigh,

Thank you for your email and for reviewing the amended plans.

To clarify the note on the elevations referring to "grey cladding", the proposed material will be FORTEC plug-in façade cladding system in a grey finish.

FORTEC is a ventilated façade cladding system comprising large-format fibre-cement façade panels mechanically fixed to an aluminium support framework using a concealed plug-in fixing system. The panels are factory-finished and designed for external façade applications, providing a durable, weather-resistant external skin while maintaining a clean and uniform architectural appearance.

Key characteristics of the system include:

High-density fibre-cement façade panels, manufactured for external cladding applications

Plug-in concealed fixing system allowing panels to be mounted onto an aluminium rail substructure

Ventilated rainscreen façade design, allowing airflow behind the panels to assist with moisture management and building performance

Factory-applied colour finish (grey in this case) providing UV resistance and colour stability

Non-combustible classification typical of fibre-cement façade systems

Low maintenance and high durability, with resistance to moisture, rot, and environmental exposure

The system is widely used in contemporary façade design due to its clean panel appearance, durability, and compatibility with ventilated façade construction.

If required, I would be happy to provide the relevant manufacturer's technical datasheet and specification for the planning file.

Regarding the PRA, thank you for confirming this is required prior to determination. I will arrange for this to be prepared and submitted as soon as possible. If it is ready while you are away, I will send it to planning@hinckley-bosworth.gov.uk and copy you in as suggested.

Thank you again for the update, and I hope you have a pleasant leave.

Kind regards,
Nigel

On Mon, 30 Mar 2026, 20:28 Ashleigh Gade, <Ashleigh.Gade@hinckley-bosworth.gov.uk> wrote:

Good evening Nigel,

I have reviewed the amended plans and just wanted one last bit of clarification. The Elevations refer to 'grey cladding' but do not appear to specify what type of cladding - it would be helpful if you could clarify what type/product of cladding is being referred to here. If you do not yet know what product you'll be going with, that's also fine and we can add the provision of that information as a condition.

Ecology have advised that they require the PRA prior to determination of the proposal. So I can confirm that you will need to provide it before a decision can be made on the application.

Aside from the above, there are no other outstanding issues or actions.

I also want to advise that I will be away on leave from now until late April. If you have the PRA ready to submit during that time, I recommend sending it to planning@hinckley-bosworth.gov.uk (with me CC'd in if possible) so that it doesn't sit in my inbox unattended.

Kind regards,

Ashleigh Gade
Senior Planning Officer

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

Hinckley & Bosworth
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From: nigelpaget1 <nigelpaget1@gmail.com>

Sent: 29 March 2026 7:43 PM

To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>; martin turland <mctarch@yahoo.co.uk>; simon.ristimaa@outlook.com <simon.ristimaa@outlook.com>

Subject: RE: Fw: Request for Information and Amendments - 25/00872/FUL - [83A Mount Road, Hinckley](#). Planning Process and PRA

Good Evening Ashleigh,

Following —Martin, the architect, providing all the amended drawings has supplied all the relevant drawing updates and other information required—I just wanted to update you that Simon and I are in the process of organising a PRA , which we'll forward to you once complete.

Can I assume everything is in place on your side for the planning application? Is there anything else you need from us to progress it?

Also, could you clarify the process? Specifically, would we need to wait for the PRA assessment before the planning can proceed, or is it possible to advance the planning so we can begin some of the work while we await the PRA appointment?

Your guidance would be greatly appreciated.

Thanks in advance,
Nigel Paget

----- Original message -----

From: Nigel Paget <nigelpaget1@gmail.com>

Date: 24/02/2026 14:09 (GMT+00:00)

To: Simon Ristimaa <simon.ristimaa@outlook.com>

Subject: Fw: Request for Information and Amendments - 25/00872/FUL - [83A Mount Road, Hinckley](#)

Sent from Samsung Mobile on O2

Sent from [Outlook for Android](#)

From: martin turland <mctarch@yahoo.co.uk>

Sent: Tuesday, February 24, 2026 1:53:28 PM

To: Nigel Paget <nigelpaget1@gmail.com>

Subject: Fw: Request for Information and Amendments - 25/00872/FUL - [83A Mount Road, Hinckley](#)

----- Forwarded message -----

From: Ashleigh Gade <ashleigh.gade@hinckley-bosworth.gov.uk>

To: martin turland <mctarch@yahoo.co.uk>

Sent: Tuesday, 24 February 2026 at 13:43:55 GMT

Subject: Re: Request for Information and Amendments - 25/00872/FUL - [83A Mount Road, Hinckley](#)

Hi Martin,

Thank you for the clarification and amended plans. I will review those as soon as possible.

I just wanted to email to share the attached response from LCC Ecology with you. They have reviewed the additional details and photos and have determined that they will still require the PRA.

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: martin turland <mctarch@yahoo.co.uk>

Sent: 23 February 2026 3:33 PM

To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Subject: Fw: Request for Information and Amendments - 25/00872/FUL - [83A Mount Road, Hinckley](#)

Hi Ashleigh

Please find confirmation and amend plans attached following your previous email ..
Below is the type of cladding proposed to the South and East elevations

Martin Turland

MCT ARCHITECTURAL SERVICES



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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----- Forwarded message -----

From: nigelpaget1 <nigelpaget1@gmail.com>

To: Ashleigh Gade <ashleigh.gade@hinckley-bosworth.gov.uk>; martin turland <mctarch@yahoo.co.uk>

Cc: simon.ristimaa@outlook.com <simon.ristimaa@outlook.com>

Sent: Tuesday, 10 February 2026 at 20:04:43 GMT

Subject: RE: Request for Information and Amendments - 25/00872/FUL - [83A Mount Road, Hinckley](#)

Dear Ashleigh,

Thank you for your detailed email and for setting out the Council's comments following the site visit. I appreciate you taking the time to clearly summarise the points raised.

I will review the feedback in full with my architect and the wider project team, including the requested amendments and further information, and we will come back to you in due course with an updated response.

Thank you again for your time and assistance to date.

Kind regards,
Nigel Paget

Sent from Samsung Mobile on O2

----- Original message -----

From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Date: 10/02/2026 19:14 (GMT+00:00)

To: martin turland <mctarch@yahoo.co.uk>, Nigel Paget <nigelpaget1@gmail.com>

Cc: simon.ristimaa@outlook.com

Subject: Request for Information and Amendments - 25/00872/FUL - [83A Mount Road, Hinckley](#)

Good afternoon,

Thank you for your time on site last week to discuss this application.

Following the site visit and discussions with my team leader, please see below a summary of updates, further information, and amendments requested for the proposal:

1. This point is just to confirm that, as discussed, the information and photos provided with regard to the roof space have been sent to LCC Ecology for consideration. I will advise when they respond regarding their position on the PEA.
2. I note that the Rear Elevation North on the proposed plans is inconsistent with the proposed Floor Plans. It appears to be a replication of the existing elevation, rather than reflecting the proposed fenestration changes. Could you please provide revised plans to address this.

See amended plan

3. The Application Form describes the wall finishes as 'brick and cladding'. It seems reasonable to assume that the brick finish is the existing red brick, however could you please confirm what the 'cladding' referred to is, and demonstrate where on the proposed elevations it will be used.

4. Please confirm the proposed window and door materials and colour finish.

White Upvc

5. An amended Site Plan is requested demonstrating the location of the two proposed on-site car parking spaces. Further to this, DM10 of the SADMP seeks the provision of EV charging points on developments where possible. Could you please advise whether there is scope to include EV charging points for the proposed spaces.

See amended Location/Block Plan

6. It is considered that the first floor balcony introduces additional and undue overlooking potential to surrounding residential properties. To support the proposal, the Council seek that the balcony element be removed and be reduced instead to only a small landing to allow access to the first-floor entrance door. The eastern elevation of the platform should be fitted with permanent fixed screening to a minimum height of 1.7 metres above the landing floor level, to prevent views toward neighbouring gardens.

See amended plan

7. The proposed first-floor lounge window on the front (southern) elevation is insufficiently separated from a first-floor habitable room window at 83 Mount Road. This separation distance is the lowest on the site between the application building and the surrounding dwellings, and in addition to this it is a newly proposed window and so the impact is not existing.

See amended plan

As such, the Council seeks that the Applicant consider reasonable ways to minimise the overlooking impact of this window. The solutions considered should ensure that obscuring, sill heights or other methods used ensure that there are no direct views from the proposed lounge room toward the window on 83 Mount Road below a height 1.7 metres from finished floor level. The solutions should also consider the least loss of natural light ingress and upward outlook for occupiers of the proposed lounge room.

8. There are serious concerns with the lack of natural light to Bedroom 1 on both flats, but in particular to Bedroom 1 of the ground floor flat which has no access to natural light at all. In its current form, with the ground floor Bedroom 1 having no natural light ingress, the Council would not support the proposal based on lack of amenity for future occupiers.

See amended plan

Amendments to the proposal are required to ensure that all proposed bedrooms are afforded sufficient access to natural light.

9. As per the Nationally Described Space Standards the proposed flats would need to provide a minimum of 2 square metres of built-in storage. This will need to be demonstrated on an amended Floor Plan for each flat.

See amended plan

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