Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Cotswold Estates Ltd
Mr Simon England
High Cross Building
Hinckley
Leicestershire
LE10 0AW

Name and Address of Agent (if any)
DRE Property Services Limited
High Cross
18 Lancaster Road
Hinckley
Leicestershire
LE10 0AW

Part I - Particulars of Application

Date of Application	**Application No.**
18 April 2008	08/00417/FUL

Particulars and location of development :

CONVERSION OF FIRST FLOOR OFFICE SPACE INTO 5 NO. FLATS AND ERECTION OF EXTENSION TO CREATE A SECOND FLOOR TO PROVIDE A FURTHER 5 NO. FLATS

Stamford House 1 Hill Street Hinckley Leicestershire LE10 1DS

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policies RETAIL 12, BE1, T5, REC2 and REC3 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

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

2. No development shall take place until a scheme for the ventilation of the proposed flats facing Hill Street has been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall include installation method, maintenance and management and shall include details of acoustically attenuated active ventilators approved for use under the Noise Insulation Regulations 1975 or alternative ventilation systems of equal acoustic and cooling performance. The approved scheme shall be implemented in accordance with the agreed details before the premises are first occupied and maintained in use thereafter.

3. The car parking and turning facilities shown within the curtilage of the site shall be provided for each flat prior to the occupation of that unit and shall thereafter permanently remain available for such use.

4. Notwithstanding the submitted details no gates shall be erected to the vehicular access.

5. This permission relates to the application as revised by amended plans FP4.03/R10/005 Rev A and FP4.03/R10/007 Rev A received by the Local Planning Authority on 15th May 2008.

Continued...

08/00417/FUL Continuation.

The reasons for the conditions are :-

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

2. In order to protect the amenities of the future occupiers of the dwellings in accordance with Policy BE1 of the Hinckley and Bosworth Local Plan.

3. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

4. To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic, including pedestrians, in the public highway.

5. To define the permission.

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. This planning permission is subject to a Section 106 Agreement.

5. List of plans used in the determination of this application:-
FP4.03/R10/001, FP4.03/R10/002, FP4.03/R10/003, FP4.03/R10/004, FP4.03/R10/005 Rev A, FP4.03/R10/007 Rev A.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 21 July 2008