Hinckley & Bosworth Borough Council

*A Borough to be proud of*

**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and Address of Applicant**
Mr A Shiraz
Comfort Inn Hotel
Comfort Inn
32 Wood Street
Earl Shilton
Leicester

**Name and Address of Agent (if any)**
Paul Humphries Architects Ltd
49 Leycroft House
Salterton Road
Exmouth
Devon
EX8 2EF

**Part I - Particulars of Application**

| **Date of Application** | **Application No.** |
|---|---|
| 6 June 2008 | 08/00573/FUL |

**Particulars and location of development :**

CHANGE OF USE TO RESIDENTIAL CARE HOME INCLUDING EXTENSION AND ALTERATIONS (REVISED SCHEME)

Comfort Inn Hotel Comfort Inn 32 Wood Street Earl Shilton Leicester

**Part II - Particulars of decision**

**Summary of Reasons for Recommendation and Relevant Development Plan Policies :**

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. The proposed care home is not considered to detrimentally effect the amenities of any neighbouring residential properties nor would create unacceptable levels of traffic movements or on street parking. The design of the extension would not detrimentally affect the character of Wood Street or Kings Walk and is therefore considered acceptable.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, CF8, RET 7 and T5.

**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. This permission relates to the application as revised by amended plan 08-429 T1, 08-429 A1 and 08-429 A2 received by the Local Planning Authority on 05.08.08.

3. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

**Continued...**

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

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**Continuation 08/00573/FUL**

The reasons for the conditions are :-

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

2. For the avoidance of doubt.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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. List of plans used in the determination of this application:-
08-429 S1, 08-429 S2, 08-429 S3, 08-429 S4, 08-429 A1, 08-429 A2, 08-429 A3, 08-429 A5, and 08-429-T1

5. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

T. M Prowse

**TREVOR PROWSE**
PROPER OFFICER OF THE COUNCIL

Date:- 27 August 2008