
From: Paul Grundy
Sent: 24 July 2025 16:14
To: Ashleigh Gade
Subject: 25/00591/FUL HBBC Conservation Officer comments - requests for amendments/details

Hi Ashleigh,

I have reviewed the proposal for the conversion of upper floors to create 4 flats and associated works at the New Baron, 5-7 The Borough, Hinckley. Despite being a relatively modern reconstruction (from the late-20th century) overall the building does reflect some traditional architectural qualities and it is a moderately positive presence within the Hinckley Town Centre Conservation Area street scene.

I have no comments to make on the change of use of the upper floors to flats as no external alterations are proposed to facilitate the conservation. However, I do note some changes are proposed at ground floor level to the public house frontage, with the proposals consisting of:

- Within the right-hand side bay replacing the existing panelled and glazing bar doors / windows with a single set of bi-fold doors
- Within the left-hand side bay replacing the existing panelled and glazing bar doors / windows with a single door and glazing panels and new entrance door to the flats
- Installing a new automated awning across the full width of the frontage

To be in compliance with the HBBC Good Design Guide (shopfronts section) the new shop front elements should be well designed with appropriate detailing and proportions, and subject to achieving this objective the character and appearance of the conservation area will also be preserved. Currently there is a lack of detail concerning the replacement shop front elements, so please can it be confirmed:

- What is the proposed colour and material of the window and door frames?
- The proposed windows are doors uncharacteristically dominated by a large proportion of glazing. Please can a bottom section be added to the windows and doors, such as a glazing bar division, panelled section, or stallriser.
- What is the proposed colour and material of the awning? Is an awning box required – if so, what are its dimensions and what is its appearance? What are the dimensions of the awning when fully extended? Is any text proposed for the awning (if yes then advertisement consent may also be required)?

Please let me know when the above details have been confirmed and I will be happy to submit my final consultation comments to you at that stage.

Many thanks,

Paul Grundy

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