

**From:** PF - Chief Executive Conservation <Conservation@hinckley-bosworth.gov.uk>  
**Sent:** 09 September 2026 15:00:36 UTC+01:00  
**To:** "Sophie Iliffe" <Sophie.Iliffe@hinckley-bosworth.gov.uk>  
**Cc:** "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>  
**Subject:** 26/00274/FUL - Conservation Officer comments (revised scheme)

Hi Sophie,

As previously discussed this application site is located within the Ashby Canal Conservation Area. Whilst the canal generally has a rural character along its length, over time there has clearly been some urbanisation to its edges due to the erection of built form as it passes through Hinckley. The existing sea cadet buildings are of a poor quality appearance (and would ideally be improved), but they are of a relatively low scale, and due to this there are longer distance views over the site, taking in the lake, houses further on, and in some cases even the spire of St. Mary's Church, from positions along the canal towpath and on Nutts Lane Bridge.

In my opinion the proposed extension to the existing building is of a modest scale. The materials proposed would reflect those of the wider area, being a red brick for the bottom section and timber cladding for the upper sections of the elevations, the latter of which respects the semi-rural character of the site. If the application is approved details and samples of the construction materials should be secured prior to the construction, and please note that a natural timber cladding material is expected. The addition of 'blocked up' boat openings to the ground floor of the south-west elevation adds some architectural interest to it and reflects the actual openings on the opposite elevation. The reduction in height of the new storage and shower block to a single storey development ensures that it has a scale that reflects that of the wider site rather than being incongruous addition. It also has red brick elevations with limited fenestration, providing it with a simple but appropriate appearance. Due to the modest scale and siting of the development clustered around existing built form the longer distance views over the site from the canal towpath would not be materially affected.

In my opinion the proposal will result in a neutral impact upon the character and appearance of the Ashby Canal Conservation Area and thus its heritage significance would be preserved. Consequently, the proposal will comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Chapter 20 of the National Planning Policy Framework (2026) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Many thanks,

Paul Grundy  
Senior Planning Officer  
Conservation and GIS

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Please note my working days are Tuesday to Friday

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-----Original Message-----

From: planning@hinckley-bosworth.gov.uk <planning@hinckley-bosworth.gov.uk>  
Sent: 01 September 2026 09:51  
To: PF - Chief Executive Conservation <Conservation@hinckley-bosworth.gov.uk>

Subject: Planning Application Re-consultation for HBBC Conservation ref 26/00274/FUL

Please see attached consultation document for Hinckley & Bosworth Borough Council.

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