

From: Paul Grundy <Paul.Grundy@hinckley-bosworth.gov.uk>
Sent: 01 October 2026 16:16:42 UTC+01:00
To: "Alex Jelley" <Alex.Jelley@hinckley-bosworth.gov.uk>
Cc: "Planning Application Comments" <planningapplicationcomments-pf@hinckley-bosworth.gov.uk>
Subject: 26/00733/FUL Conservation Officer comments - 2 Lancaster Road, Hinckley

Hi Alex/Louise,

I hope you are keeping well.

I note that you have been allocated the application ref 26/00733/FUL located at 2 Lancaster Road, Hinckley, which is for the demolition of the old Post Office garage and erection of a replacement three storey building to house a 20 bed HMO.

The application site is located adjacent to the Hinckley Town Centre Conservation Area. I have not received a formal consultation on the proposal but I noted it on the weekly list – hopefully you don't mind receiving my comments in this way.

The current post office garage dates from the mid-20th century and has a low level and unobtrusive scale (with flat roof) and a functional appearance with materials typical of this period of construction – slim bricks of various colours, Crittall style windows with concrete lintels and cills, and a concrete parapet. The application site is located adjacent to the southern edge of the conservation area which includes the original Edwardian post office building and attached post-modern extension. The post office garage itself is considered to be of limited historic and architectural and as such it is a neutral element within the immediate setting of the conservation area.

I generally raise no objections to the proposed replacement building, as despite its increased height it generally reflects the prevailing scale of buildings in the area, as well as there being numerous buildings in the vicinity also having a flat roofed form. The design of the building has a simple rhythm of vertical bays with some interest provided by the dividing brick detail columns, whilst the ground floor would be constructed of a locally prevalent red brick. I would however welcome your thoughts on the following components of the design and whether any possible amendments are necessary. If you consider that they are please put them to the agent:

- The timber cladding proposed for the first and second floors may not be considered contextual for the urbanised location of the building (there is very limited use of this material within the wider area). Whilst its use may not necessarily be inappropriate, if it is to be the preferred construction material then a natural timber cladding must be used to ensure there is a quality of appearance (with it having a natural aging and texture gained over time, compared to the standard and uniform option of Cedral cement cladding or similar). Details of the cladding proposed should be provided prior to the determination of the

application if this is preferred material. Consideration could also be given to an alternative material for the upper two floors – perhaps a buff/yellow brick to reflect that used on the adjacent (post-modern) post office extension (soon to be converted) and as on the unit at the Crescent on the opposite corner? Should a reconstituted concrete band or similar in between the two coloured bricks between ground and first floor to reflect the stone dressings on the historic post office building nearby be required?

- The window treatments should be confirmed. Are no header or cills to the ground floor windows (as set in the brick) proposed, as if so the elevation will lack architectural detailing? Headers and cills could possibly not be required if the windows were to have a deep reveal to provide depth and interest to the elevation, but this should be confirmed? Having no headers and cills for the windows set within the proposed cladding on the upper two floors is understandable, but some form of detailing is likely to be required around each window in order to provide a weathertight finish? Their position in the reveal should also be proposed? If the elevational material for the upper two floors is altered (such as to brick, as per my comment above), then the windows treatments should also be confirmed?

As above I don't believe these possible amendments are necessary a prerequisite to the proposal being acceptable and having no adverse impacts upon the adjacent conservation area, but I would welcome your thoughts.

Many thanks,

Paul Grundy

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