

Delegated Report

Planning Ref: 23/01155/DGDO
Applicant: NHS PROPERTY SERVICES
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Hinckley and District General Hospital, Mount Road, Hinckley

Proposal: Demolition of existing building

1. Recommendations

- 1.1. Prior approval not required.

2. Planning application description

- 2.1. This application is submitted under the prior notification procedure contained within Schedule 2, Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). It seeks a determination as to whether the prior approval of the local planning authority is required for the method of demolition of two buildings at the hospital site. The buildings in question are later 1920s/1930s additions to the Cottage Hospital which is not included within the application for demolition.
- 2.2. The application is supported by a covering letter, demolition method statement and ecological surveys.

3. Description of the site and surrounding area

- 3.1. The site is located to the east of Hinckley town centre and the buildings in question are part of the larger hospital complex made up of a variety of buildings. As above the buildings are 1920s/1930s additions to the Cottage Hospital which is a non-designated heritage asset.
- 3.2. The surrounding area is sub-urban with residential properties to the south, the Hinckley Leisure Centre to the east and Argents Mead park to the north of the site.

4. Relevant planning history

23/00851/OUT- Outline planning permission for the redevelopment of a Community Diagnostic Centre (CDC) and Endoscopy building (Use Class E(e) (access, appearance, layout and scale to be considered with landscaping reserved) (Pending Consideration)

23/01203/FUL- Proposed site access, parking arrangements, drainage, landscaping and utilities installations for the Community Diagnostic Centre and Endoscopy building (Use Class E(e)) (Planning application ref.23/00851/OUT). (Pending Consideration)

5. Publicity

- 5.1. The applicant has confirmed that a site notice has been posted at the site in accordance with paragraph B.2(b)(iv) of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and a copy of the notice has been submitted with the application.

6. Consultation

- 6.1. No consultations are required for this type of application.

7. Policy

- Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Schedule 2, Part 11, Class B

8. Appraisal

- 8.1. The main consideration with regard to this type of application is whether the prior approval of the local planning authority is required for the method of demolition of the building and any proposed restoration.
- 8.2 The buildings are proposed to be demolished as part of a wider scheme of works to redevelop the site and provide a Community Diagnostics Centre and Endoscopy building.
- 8.3 The Demolition Method Statement sets out in detail the methods and programme for demolition. This includes securing the site boundary and environmental monitoring. It is proposed to demolish the timber clad building first and then move on to the Atkins ward as this will generate additional working area for the segregation and processing of arisings from the Atkins ward.
- 8.4 Soft stripping of the buildings will be undertaken which will involve the removal of all residual items, fixture, fittings, and floor coverings etc, these will be carefully segregated and placed in designated waste skips prior to transporting to an approved recycling facility for further processing to enable further recycling or re-use.
- 8.5 Due to the possible presence of asbestos the above works in areas of known asbestos will be curtailed to enable the safe removal of the asbestos, all soft strip operatives are asbestos awareness trained and all known asbestos items will be marked to prevent accidental removal or damage. Should any additional asbestos containing materials be identified or suspected works will stop, the area isolated, and an analyst will attend site to investigate.
- 8.6 Contractors will install both split lines commencing with the timber clad building first, as the split lines are being installed the contractors will also install the weather proofing measures to ensure the integrity of the remaining building, it is anticipated that the weather proofing will involve the blocking up of existing opening using either concrete blocks or a timber stud frame covered with water proof sheeting and tile battens, for the roof areas removed on the Atkins ward the contractors will attempt to re-tile the roof area.
- 8.7 Once the split lines have been installed mechanical demolition of both buildings will be undertaken with all arisings segregated and processed prior to be taken off site to a licenced recycling facility for further processing, recycling and or re-use.
- 8.8 Once all of the arisings have been segregated, processed, and removed from site the contractors will commence the removal of the ground floor slab and foundations down to a depth of 1 metre leaving an agreed section of foundation in place adjacent to the main building therefore not compromising the structural integrity of the main building.
- 8.9 The excavation will then be re-engineered back up to an agreed level and if required 6f2 material generated from the removal of the slabs and foundation can spread over the site to agreed levels to assist with the future development of the site. The site will then be cleared of any remaining items and left tidy, and secure.
- 8.10 Site workings would be:

08:00 to 18:00 Monday to Friday

08:00 to 13:00 on a Saturday (as required)

Winter working times (November to February will be reduced to 17:00 hrs)

9. Equality implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1. The building is no longer required for operational or functional use and the works would enable the wider future redevelopment of the site. Having regard to the submitted details the local planning authority considers that the proposed method of demolition would be acceptable and that in accordance with the Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 11, Class B, further prior approval is not required.

11. Recommendation

11.1 **Prior approval not required.**

11.2 **Reasons**

1) Having regard to the proposed method of demolition and submitted details the local planning authority is satisfied that prior approval is not required.

11.3 **Notes to applicant**

1) The development must be carried out in accordance with the submitted details.