

Officer Report

Planning Ref: 26/00281/FUL

Applicant: Ms Chloe Source

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 10 Market Place Hinckley Leicestershire

Proposal: Replacement of principal entrance doors.

Case Officer: Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. The applicant seeks full planning permission for replacement of principal entrance doors at 10 Market Place Hinckley.
- 2.2. The proposed doors would be provided in two different sizes: one serving as the main entrance on Market Place, and the other located on Station Road, facing St Mary's Church.
- 2.3. The main entrance would measure 2.41 metres in height and 1.20 metres in width and would be finished with a white aluminium frame.
- 2.4. The proposed entrance on Station Road would measure 2.66 metres in height and 2.55 metres in width and would be constructed using the same white aluminium-framed material as the main entrance.
- 2.5. The proposed development has already been implemented prior to the determination of the application. The agent has advised that the works were undertaken in response to security concerns relating to the operation of the HSBC Bank branch.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Hinckley. The site is located within the Conservation area of Hinckley Castle Ward. The Bank fronts onto Market Place and Station Road.

4. Relevant Planning History

97/00478/FUL

- PROVISION OF EXTERNAL FIRE ESCAPE AND AIR CONDITIONING UNIT AT 1ST FLOOR LEVEL ERECTION OF SECURITY GATE AND RAILINGS AND ALTERATIONS TO EXTERNAL ELEVATIONS

- PER
- 27.06.1997

97/00586/ADV

- DISPLAY OF SIGNS
- ADV
- 26.09.1997

10/00158/ADV

- ERECTION AND REPLACEMENT OF VARIOUS SIGNS
- ADV
- 18.05.2010

10/00160/FUL

- GENERAL MAINTENANCE AND REFURBISHMENT
- PER
- 07.05.2010

10/00709/ADV

- REFER TO DRAWING 26339_E1_PL FOR FULL DETAILS OF PROPOSED SIGNAGE.
- APPRET
- 15.09.2010

16/00367/ADV

- Display of 2x non-illuminated fascia signs, 2x non-illuminated hanging signs, 2x digitally printed vinyls, 3x non illuminated panels and 1x non-illuminated vinyl
- ADV
- 17.06.2016

93/00364/4A

- ILLUMINATED SIGNS
- ADV
- 23.06.1993

81/00566/4

- ERECTION OF AN ILLUMINATED SIGN
- ADV
- 22.09.1981

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the Hinckley Times.

5.2. No responses have been received.

6. Consultation

6.1. Responses have been received from HBBC Conservation Officer: *"I raise no concerns with the replacement of the already modern single door on the corner of the building with an aluminium replacement which would have a similar appearance. For the larger entrance to the side elevation, there is currently a timber door in situ, flanked by side panelled side lights. Whilst I doubt the door and side lights are original to the building they have a traditional style and appearance and are a traditional timber material that compliments its architectural character. It is proposed to replace these with an aluminium door with glazed side panels, which would modernise the appearance of this entrance. Whilst the impact of this change is minor in my opinion the replacement would be to the detriment of the character of the building."*

7. Policy

7.1. Core Strategy (2009):

- Policy 1: Development in Hinckley

7.2. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and transportation
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4. Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2024)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The extensions relate to a replacement commercial extension to an existing commercial unit within the Town Centre and therefore the development would sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area including the Conservation Area

Design and Impact upon the Character of the Area including the Conservation Area

- 8.2. Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 8.3. Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.
- 8.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.5. Section 16 of the National Planning Policy Framework (NPPF) (2024) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.6. Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.7. The Council's Conservation Officer has advised that the existing door on Station Road has a traditional appearance and that the proposed replacement door would introduce a more modern design. However, given that the other proposed replacement door along Market Place street would be of a similar form and appearance, using the same material, and be viewed within the context of the surrounding commercial buildings, some of which incorporate modern materials, the proposal is not considered to result in any adverse impact on the character or appearance of the host building or the surrounding area.

- 8.8. The HBBC Good Design Guide (2020) advises that the scale and massing of commercial development require careful consideration, as overly prominent features can, in some circumstances, create an oppressive environment. In this case, the proposed doors are not considered to be significantly larger than the existing doors and would not appear unduly prominent within the streetscenes of Market Place or Station Road. As such, the proposal is not considered to result in any adverse visual impact on the character or appearance of the area.
- 8.9. Overall, it is considered that the proposed doors are of an appropriate siting, scale, and appearance and utilises materials that respect the existing local important building. For these reasons the proposal will have a negligible impact, and subsequently the character and appearance and heritage significance of Hinckley Town Centre Conservation Area will be protected. Therefore, the proposal complies with Policies DM10, DM11 and DM12 the SADMP, of the SADMP and Chapter 12 of the NPPF section 16 of the NPPF and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Block Plan
- Site Location Plan
- Proposed Elevations, Entrance Doors, Drg No.26700-6705-MW10-PR-DT02
- Proposed Elevations, Entrance Doors, Drg No.26700-6705-MW10-PR-DT01 along with application form all received by the local planning authority on 24 March 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).