

Delegated Report

Planning Ref: 23/01051/FUL
Applicant: United Reformed Church
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: United Reformed Church, The Borough, Hinckley

Proposal: Single storey side extension, removal of covered yard, and internal alterations

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. This application seeks full planning permission for a single storey side extension, removal of covered yard, and internal alterations at United Reformed Church, The Borough, Hinckley.
- 2.2. The existing covered yard and refuse compound along the northern edge of the site will be removed. The existing bin store area will become a foyer, with the existing covered yard area becoming two storage rooms.
- 2.3. The new enclosing walls will use bricks to match the hall/boundary wall with similar copings. The roof of the new extension will be of a stainless steel standing seam finish with a series of aluminium framed roof lights. The new “front-facing” doors to the hall will be fully glazed aluminium framed doors, protected under a canopy roof supported on a steel post. Cast aluminium gutters and downpipes will be mounted within the site boundary.

3. Description of the Site and Surrounding Area

- 3.1. The application site is located on the west side of The Borough as it changes into Regent Street. It lies within the settlement boundary of Hinckley. The Church is identified as one of the key buildings in The Hinckley Town Centre Conservation Area and is Grade II listed. The Church does not lie within a conservation area.
- 3.2. The Church is in a Gothic style predominately of multi-red brick in a mix of bonds, though with a decorated warm buff ashlar stone front. It has hipped and gabled slate roofs linked to the two storey halls and then to a further wing to the rear and side.
- 3.3. It currently comprises of a large Church, a number of halls, meeting rooms, a kitchen, small offices, WCs, a covered yard and a series of stores (converted from old kitchens and WCs) with a small basement for the boiler.

4. Relevant Planning History

- 88/00188/4 - DISABLED ACCESS RAMP AND STEPS NEW STAIRCASE AND KITCHEN EXTENSIONS FOR CHURCH HALL TO PROVIDE MUCH NEEDED FACILITIES FOR COMMUNITY USE – Approval.

6. Publicity

- 6.1. The application has been publicised by sending out letters to local residents. A site notice was put up and an advert also published in the local newspaper. No letters have been received.

7. Consultation

- Hinckley Area Committee - No response.
- HBBC Town Centre – No response.
- Historic England – No comment.
- Historic Buildings Panel – No response.
- HBBC Conservation Officer - No objection.
- LCC Highways – No objection.
- HBBC Drainage – No objection.
- HBBC Pollution – No objection.
- HBBC Waste – No objection.

8. Policy

- 8.1. Site Allocations and Development Management Policies DPD (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

- 8.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

9. Appraisal

- 9.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Assessment against strategic planning policies

- 9.2. The proposal is located within the settlement boundary of Hinckley and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

- 9.3. 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.

- 9.4. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

- 9.5. The proposed development provides a new side story extension with internal reconfiguration. It is considered acceptable in principle.

Design and impact upon the character of the area

- 9.6. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 9.7. Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Proposals which seek to improve neutral and negative areas inside conservation areas, which also lead to the overall enhancement of the conservation area, will be supported.
- 9.8. The Council's Conservation Officer has concluded that:
- 9.9. *"the proposed works are minor in extent resulting in a development of appropriate character and appearance.."*
- 9.10. The proposal is therefore compatible with the significance of the listed memorial and consequently it complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 9.11. The scheme has no wider impacts on the character of the area.

Impact upon neighbouring residential amenity

- 9.12. Policy DM10 of the SADMP state that proposals should not adversely affect the occupiers of the neighbouring properties.
- 9.13. Due to the scale and location of the proposal it will not have any adverse impact on residential amenity.
- 9.14. Overall, it is considered that the proposal will have no adverse impact on the neighbouring residential amenity and therefore complies with Policy DM10 of the SADMP.

10. Equality Implications

- 10.1. 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.
- 10.2. 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.
- 10.3. There are no known equality implications arising directly from this development.

11. Conclusion

- 11.1. The proposals maintain the character and appearance of the nearby listed memorial and would not adversely affect the amenities of the occupiers of neighbouring

dwellings. The proposal complies with Policies DM10, DM11 and DM12 of the SADMP, Section 12 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is therefore recommended for approval subject to conditions.

12. Recommendation

12.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

12.2. 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 51 of 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:

- Existing and Proposed Site Plan, Drg No. L2003, received on 03/11/2023.
- Existing and Proposed Elevation, Drg No. L(20)01 Rev B, received on 09/11/2023.
- Existing and Proposed Floor Plan, Drg No. L(20)03 received on 09/11/2023.
- Existing and Proposed Rear Elevation, Drg No. L(20)04 received on 09/11/2023.

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. The materials to be used on the external elevations of the proposed extension shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Plan Documents.

12.3. Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.