John Ward

From: Eleanor Shaw
Sent: 17 January 2012 13:40
To: Planning Folder
Cc: Emma Page
Subject: FW: Planning Application Land Adj to Old Thatched Inn

Hi can application 11/00778/FUL PLEASE BE WITHDRAWN AS REQUESTED WITHIN THE Email BELOW.

Many thanks,

Eleanor Shaw Bsc (Hons) MASP (Diss)

Area Planning Officer

Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Tel: 01455 255680

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http://www.planningportal.gov.uk/

From: Kingsbury Michael [mailto:hka123@ntlworld.com]
Sent: 17 January 2012 10:03
To: Eleanor Shaw
Subject: Re: Planning Application Land Adj to Old Thatched Inn

Your Ref : **11/00778/FUL**

Eleanor,

I would like to confirm that we wish to withdraw the current Planning Application for the extension to the barn on the land adjoining the Old Thatched Inn in Stanton Under Bardon.

Regards,

Mick Kingsbury

Hickman Kingsbury Architects
Tel : 01509 556 774
www.image3d.biz/hka

On 6 Jan 2012, at 09:29, Eleanor Shaw wrote:

Dear Michael,

I am the case officer dealing with the above application. Following an initial appraisal of the scheme I have concerns.

Firstly, no alternative use report has been submitted with the application. This is needed to justify why for example the building could not be used for a commercial type use which would enhance the local rural economy. This would take the form of a detailed report analysing local market conditions, providing a financial appraisal of the different uses and a planning appraised of the acceptability of each use. This would then illustrate what the most viable, and suitable use for the building in question would be. Without this information there is a principle policy objection to the application and thus it would not receive a favourable recommendation.

Secondly, notwithstanding the above, the deign approach adopted is unacceptable. The scale of the proposed extension is too large and would dominate the existing barn, and its siting is not reflective of that of an historic extension to an agricultural building. The conversion of agricultural buildings is only acceptable, where the conversion would be capable without significant extension and alteration, and where the design of such would not have a detrimental impact on the existing building and its setting.

Accordingly, I would advise that this application be withdrawn and the above issues resolved prior to submitting an amended scheme. Currently, the application will not receive a favourable recommendation.

Please contact me if you have any queries in respect of the above, or if you would like to discuss the issues further.

Regards,

Eleanor Shaw Bsc (Hons) MASP (Diss)

Area Planning Officer

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