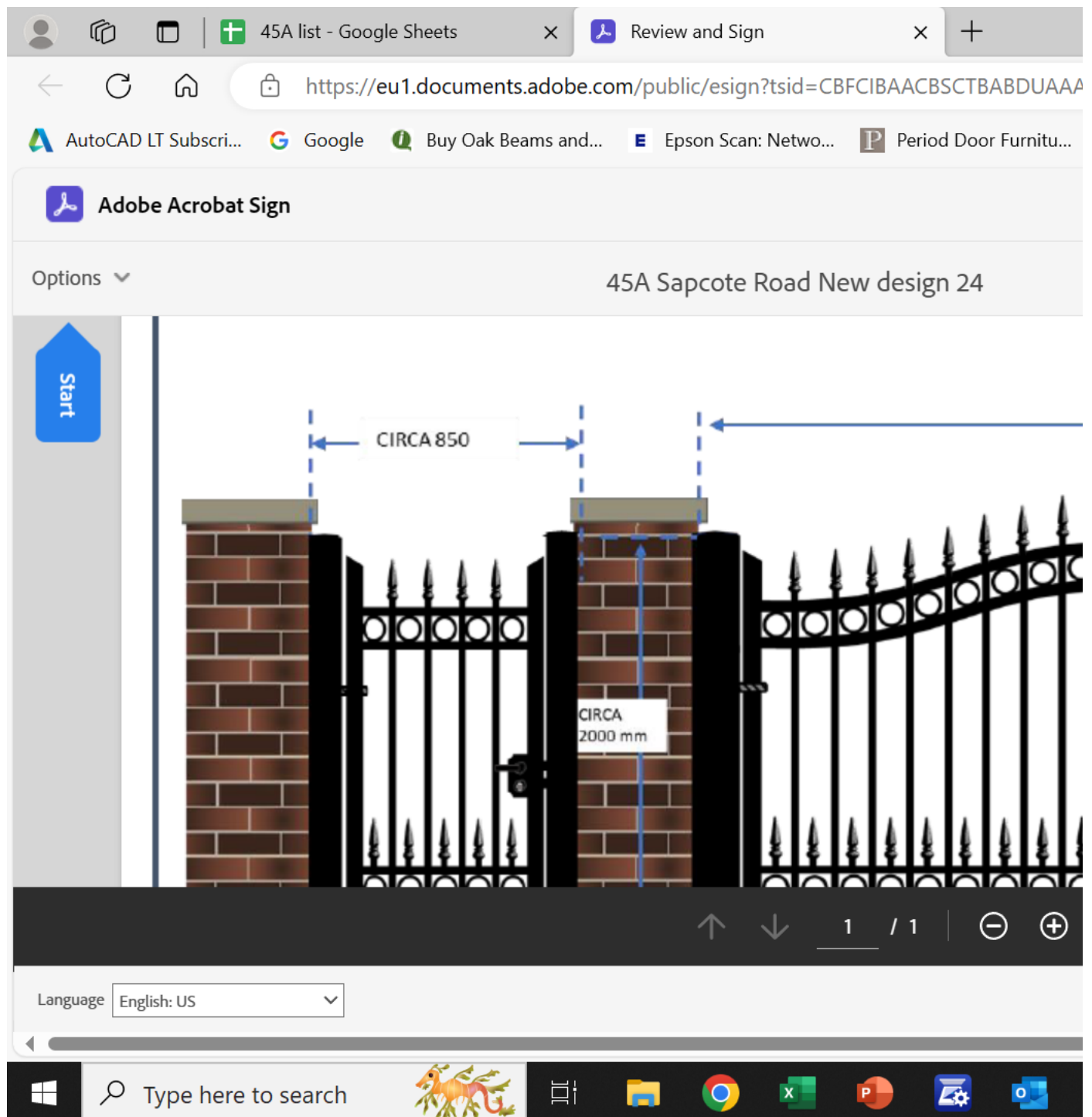


From: clare Crabtree <clare@clarandesign.com>
Sent: 18 January 2024 11:27
To: Stephen Sarfo
Subject: RE: planning application - 23/00941/HOU 45A Sapcote Road

Follow Up Flag: Follow up
Flag Status: Flagged

FYI – a screen shot of what we are now doing



Clare Crabtree
Director

07899841110

<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Sent: Monday, January 15, 2024 12:26 PM
To: clare Crabtree <clare@clarandesign.com>
Subject: RE: planning application - 23/00941/HOU 45A Sapcote Road

Morning Clare,

Are you able to agree to an extension of time to Friday 19 January 2024 for senior officer review and sign off.

Thank you

From: Stephen Sarfo
Sent: Monday, January 8, 2024 10:11 AM
To: 'clare Crabtree' <clare@clarandesign.com>
Subject: RE: planning application - 23/00941/HOU 45A Sapcote Road

Morning Clare,

This is fine, if we're keeping to the existing dimension and colour, I think no amended drawings are required.

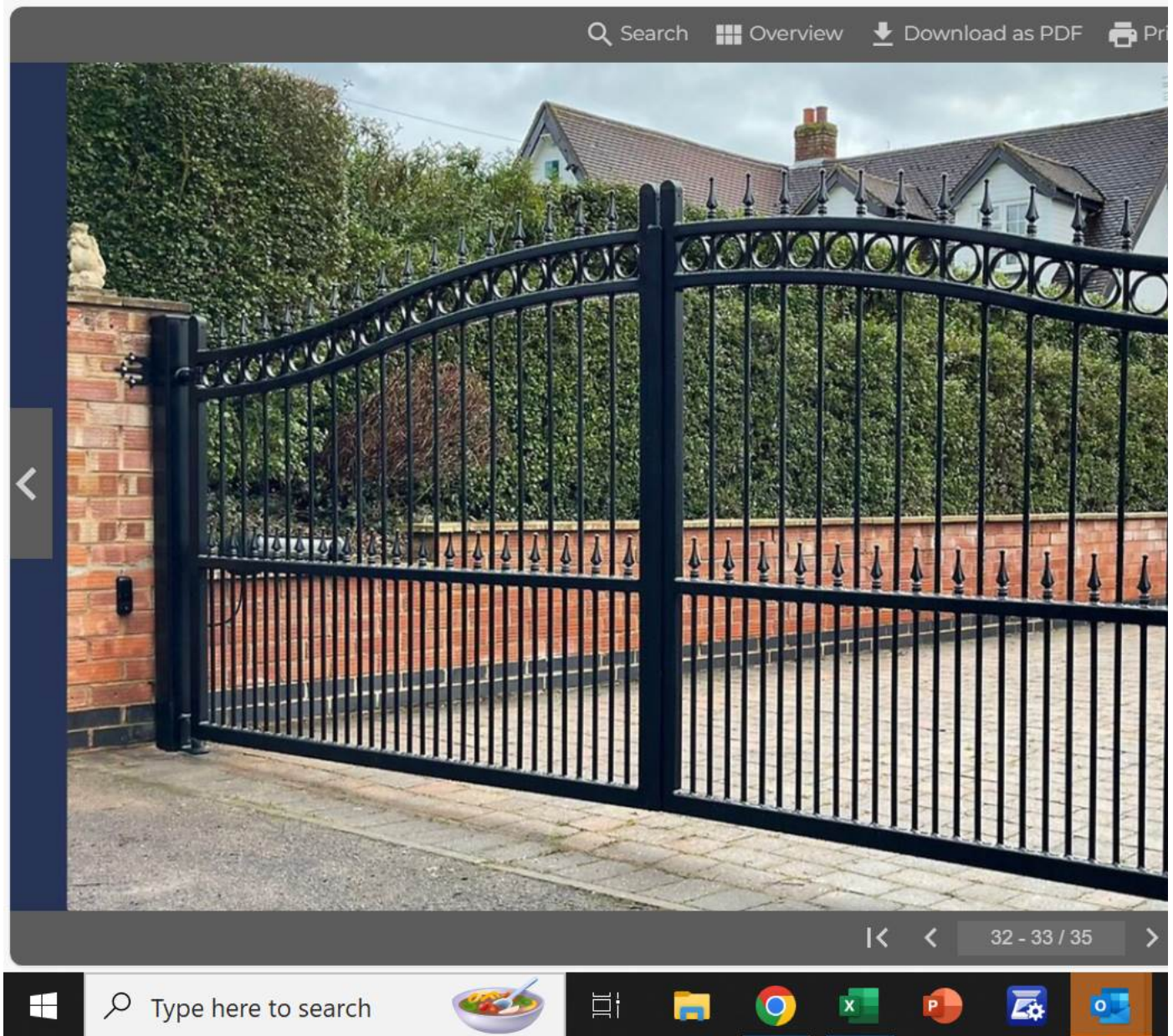
Thank you.

Hi,
Happy New Year to you.

We have decided to keep the design open like this picture to replace what was there before as the solid gate will be too far back to look right.

Do you need another drawing creating or is this image ok to complete our file please?

Thanks
Clare



Clare Crabtree
Director

07899841110
<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Sent: Friday, December 15, 2023 4:13 PM
To: clare Crabtree <clare@clarandesign.com>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi Clare,

If the gate can be set back to line up with 47 Sapcote or further back to the bottom of the driveway.

Thank you

From: clare Crabtree <clare@clarandesign.com>
Sent: Friday, December 15, 2023 1:12 PM
To: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Subject: Re: Invalid planning application - 23/00941/HOU 45A Sapcote Road

OK, understood. How far back do you want it and then we'll make a decision which way to go.

Thanks
Clare

Sent from [Outlook for Android](#)

From: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Sent: Friday, December 15, 2023 10:34:21 AM
To: clare Crabtree <clare@clarandesign.com>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi

How far back from the public highway does it need to be? No specified measurement however we want to reduce the visibility of the solid gate from the street scene.

And is the public highway the road or the pavement? In highway terms the public highway relates to both the pavement and road

And can you resend that picture, its very blurred so I'm not sure what I'm looking at. Yes, I had to zoom out the plans to measure it but it confirmed the dimension given by the contractor. It looks blurred when zoomed.

Any question, please drop me an email, just going out on site.

Thanks
Clare

Clare Crabtree
Director

07899841110
<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Sent: Friday, December 15, 2023 9:12 AM
To: clare Crabtree <clare@clarandesign.com>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Morning Clare,

I have double checked the measurement and attached is the photo. I think there is no issue with keeping the existing gate or changing the new gate to something similar at the original position.

However, the solid new gate at its current position is out of character in context to the local street scene due to the use of the solid infill material.

Therefore, our options are to set the solid gate further back from the public highway or to the bottom of the driveway and keep the existing metal bar gate to the front.

Thank you.

From: clare Crabtree <clare@clarandesign.com>
Sent: Wednesday, December 13, 2023 11:38 AM

To: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Morning Stephen
Can you clarify where you're getting your measurements from please?

I've got the contractors to measure and the gate is 8.9m away from the road and 6m away from the pavement?

This is replacing the original gate in it's original position...
If this is the case can we continue with the solid grey as intended?

Thanks
Clare

Clare Crabtree
Director

07899841110
<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Sent: Tuesday, December 12, 2023 3:09 PM
To: clare Crabtree <clare@clarandesign.com>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi Clare,

Thanks for your email. the option I have is the solid gate is set further back from the public highway or existing metal bar gate to the front and solid gate at the bottom of the driveway.

Let me know how you will want to proceed with this.

Thank you.

From: clare Crabtree <clare@clarandesign.com>
Sent: Tuesday, December 12, 2023 1:02 PM
To: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Cc: Anthony <anthony@tudorbuildltd.co.uk>; Ironstyles (UK) Ltd <ironstylesuk@aol.co.uk>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi,
Thank you for your note.

In relation to the point you make re the Good Design Guide - although the gate isn't in keeping with the surrounding houses/street view, it's very in keeping with the house (which unfortunately is not close to the gates). However the driveway will be landscaped to compliment the house and we wanted the gates to match this entrance way to the house.

We are looking to have solid gates due to the renovations currently being carried out on the property to provide the security and privacy it requires.

As you'll know from the planning permission already granted, the garage is being converted in order to store high value cars for show. The front of this garage will be seen from the street if the gates remain as original (ie metal bars). We don't want this property to become a sitting target and visibility from the street will encourage this.

Re the trees, we found that we didn't need to remove any (they make up part of the hedge between 45 and the other side neighbour) We trimmed them back and the missing pillar is being re-built and strengthened to hold the new gate.

With the above in mind, can you confirm that the only option we have at this stage is a metal iron gate or is there a case for it to become solid that we can explore?

Thanks
Clare

Clare Crabtree
Director

07899841110
<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Sent: Tuesday, December 12, 2023 11:14 AM
To: clare Crabtree <clare@clarandesign.com>
Cc: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi Clare,

Thanks for the call this morning.

I have had a chat with Rudi and she has confirmed that the plans dated 26.10.23 is for the materials and plans dated 18.10.23 is for the dimension.

I have had an initial look at the plans, and these are my thoughts.

The Good Design Guide requires development such as fence, gate and wall to complement the local character in terms of dimension, design and contextual materials.

The new gate replaces an existing one. The height is similar to the existing, it is sited in the same location as the existing gate. The Local Highway Authority require the gate to be set back by a minimum of 5 metres. The proposed gate is approximately 4.3 metres from the highway but considering the fact that it replaces an existing gate in the same position, it is considered to be ok. However, the new gate is considered to be out of character in context to the local street scene due to the use of the solid infill material. In order for the new gate to be considered acceptable the solid infill material should be changed to something similar to the existing gate.

On site, I identified that the existing gate has been removed, the middle brick post is taken off and the hedge between 45 and 45A has been taken out. The application form indicates that 3 trees will be removed but these are not showing on the plans.

Thank you.

From: clare Crabtree <clare@clarandesign.com>
Sent: Monday, November 13, 2023 1:19 PM
To: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Thank you – got it.
And I can see the sign went up today too.

Regards
Clare

Clare Crabtree
Director

07899841110
<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Sent: Monday, November 13, 2023 8:41 AM
To: clare Crabtree <clare@clarandesign.com>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi Clare,

See the link below, follow up to the documents and a you will see the correspondence from LCC

<https://pa.hinckley-bosworth.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Thank you

From: clare Crabtree <clare@clarandesign.com>
Sent: Thursday, November 9, 2023 3:49 PM
To: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi
Can you explain what you mean about the comments on the councils public access – I've been on to the application but can't see anything there.

Thanks
Clare

Clare Crabtree
Director

07899841110
<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Sent: Wednesday, November 8, 2023 4:26 PM
To: clare Crabtree <clare@clarandesign.com>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi Clare,

I have not had the chance to review your application. I will be putting up a site notice next week and do a standard site visit. Since the proposed development is outside, I may not let you know when I'm coming on site. In the mean time, please see highway comment on the council's public access.

Thank you.

From: clare Crabtree <clare@clarandesign.com>
Sent: Thursday, October 26, 2023 6:13 PM
To: Planning Validation <Planning.Validation@hinckley-bosworth.gov.uk>
Cc: Rudi Simpson <Rudi.Simpson@hinckley-bosworth.gov.uk>; Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>
Subject: FW: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Showing the grey colour if this is required.

Clare Crabtree
Director

07899841110
<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: clare Crabtree
Sent: Thursday, October 26, 2023 10:11 AM
To: Planning Validation <Planning.Validation@hinckley-bosworth.gov.uk>
Cc: 'Stephen Sarfo' <Stephen.Sarfo@hinckley-bosworth.gov.uk>; Rudi Simpson <Rudi.Simpson@hinckley-bosworth.gov.uk>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi Rudi,
I am now attaching the final drawing I believe you need to validate the application please.

I've copied you in on direct emails too seeing as the planning email address is not working properly.

Can you please confirm receipt and let me know if anything else is required for validation.

Thanks
Clare

Clare Crabtree
Director

07899841110
<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Planning Validation <Planning.Validation@hinckley-bosworth.gov.uk>
Sent: Tuesday, October 24, 2023 10:07 AM
To: clare Crabtree <clare@clarandesign.com>
Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi Clare

Apologies if you have received this email several times but we have had no end of trouble with our email system over recent weeks. I can confirm that the site location plan is acceptable.

Many thanks

Rudi Simpson
Planning Support Officer
Tel: 01455 255 603

Email: Rudi.Simpson@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Working hours: Tues - Friday

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0F

From: clare Crabtree <clare@clarandesign.com>

Sent: 18 October 2023 17:18

To: Planning Validation <Planning.Validation@hinckley-bosworth.gov.uk>

Cc: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>

Subject: FW: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi,

Sorry to be sending this over various emails but due to the nature of the project I don't get much office time so am doing it on my return from site.

Can you confirm the 1:1250 scale drawing is acceptable please?

Im now attaching the gate drawing with sizes on it. I am still waiting for the pedestrian gate sizes and will send over once I receive it.

Can you confirm if this drawing is acceptable?

Thanks

Clare

Clare Crabtree

Director

07899841110

<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: clare Crabtree

Sent: Monday, October 16, 2023 6:55 AM

To: Planning Validation <Planning.Validation@hinckley-bosworth.gov.uk>

Cc: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>

Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Morning

Thanks for the info.

I am waiting for the drawing from the gate manufacturer and will send that once I receive it.

Please find attached the scale drawing 1:1250

Thanks

Clare

Clare Crabtree

Director

07899841110

<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Planning Validation <Planning.Validation@hinckley-bosworth.gov.uk>

Sent: Wednesday, October 11, 2023 10:40 AM

To: clare Crabtree <clare@clarandesign.com>

Cc: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>

Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Good morning,

Yes, please if you could provide a similar plan for the site location plan at a scale of 1:1250. Be sure to include a North arrow and to avoid any confusion ensure that no other properties are outlined in red.

With regards to the gates, there is no requirement to have a CAD drawing, we just need to have a drawing with either metric measurements or a scale bar.

Kind regards,

Rudi Simpson

Planning Support Officer

Tel: 01455 255 603

Email: Rudi.Simpson@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Working hours: Tues - Friday

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0F

From: clare Crabtree <clare@clarandesign.com>

Sent: 11 October 2023 08:07

To: Planning Validation <Planning.Validation@hinckley-bosworth.gov.uk>

Cc: Stephen Sarfo <Stephen.Sarfo@hinckley-bosworth.gov.uk>

Subject: RE: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Hi Rudi,

I've attached the proposed block plan (point 3 from your email below)

Do I simply just change the scale of this to satisfy point 2?

And in relation to point 1, is it just the gates you need drawing up here? I've sent images of the current and proposed but do you need CAD drawings?

I've copied Stephen as he's been involved with our application for the house and garage on the same site so would like some continuity with the application please.

Thanks

Clare

Clare Crabtree

Director

07899841110

<https://www.houzz.co.uk/pro/clarecrabtree/clarandesign-ltd>

From: Planning Validation <Planning.Validation@hinckley-bosworth.gov.uk>

Sent: Wednesday, October 4, 2023 3:25 PM

To: clare Crabtree <clare@clarandesign.com>

Subject: Invalid planning application - 23/00941/HOU 45A Sapcote Road

Dear Mrs Clare Crabtree

Please be advised that we are registering your application 23/00941/HOU 45A Sapcote Road which we received on 26/10/2023. Unfortunately having looked through the submission there is either insufficient or inaccurate information submitted in order to make your application valid

1. Existing and proposed plans are required, to scale either 1:50 or 1:100 with either a scale bar or metric measurements.
2. A site Location Plan, to scale 1:1250, with a red line around the application site, and a North Point shown. In order to clearly identify the site, no other properties should be outlined in red.
3. A Proposed Block Plan, to scale 1:500, highlighted in red, and showing the whole of the application site in relation to the neighbouring property is required.

Our local validation requirements which include additional information can be found [here](#).

Please provide the above within 21 days from the date of this email and email your response to planning.validation@hinckley-bosworth.gov.uk. Should the information not be received or is still insufficient to make the application valid at the end of the 21 day period your application will be returned to you.

Kind regards,

Rudi Simpson

Planning Support Officer

Tel: 01455 255 603

Email: Rudi.Simpson@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Working hours: Tues - Friday

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0F

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