

Joe Fleetwood

From: Paul Bukin <paul@bukinlettarchitecture.com>
Sent: 30 August 2024 10:07
To: Joe Fleetwood
Cc: Raghu Ramaiah
Subject: Re: 24/00710/FUL- 5 Market Place, Hinckley

Morning Joe,

We can confirm that we are withdrawing the application and will resubmit at some time in the future.

Kind regards

Paul



BUKIN LETT
ARCHITECTURE

Paul Bukin
CEO

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Rainton Bridge – Winner of the Best
Commercial Project award from
Sunderland City Council

From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Date: Friday, 30 August 2024 at 09:31
To: Paul Bukin <paul@bukinlettarchitecture.com>
Cc: Raghu Ramaiah <raghu@ramaiah.org>
Subject: RE: 24/00710/FUL- 5 Market Place, Hinckley

Good morning Paul,

Thank you for your time on the phone this morning. I have outlined the Conservation concerns below:

The proposed decking extending out from the building frontage and the stand alone decking areas for seating along The Borough is development that would have an adverse impact upon the character and appearance of the Hinckley Town Centre Conservation Area. Whilst I have no concerns with a proposal to set out tables and chairs to serve the use of the business, to set them on a deck feels seems wholly unnecessary. The extent of the deck would conceal a high quality surfacing material (e.g. the circular pavers outside the corner entrance to the building), and it also appears that due to its layout the proposal would require the removal of the existing public seating. This would have a clear adverse impact upon the public realm at the junction of Market Place and The Borough. In its current form I would conclude that the proposal causes less than substantial harm to the significance of the conservation area and that such harm would need to be weighed against the public benefits of the proposal as per Policy DM11 of the SADMP and para 208 of the NPPF. As per para 205 of the NPPF (and to accord with the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) great weight must be given to the conservation of the heritage asset in the balancing exercise, so I assume, although it is a matter for the decision-taker, in this case the harm would not be outweighed.

Please confirm via email of the withdrawal of this current planning application.

Kind regards,

Joe Fleetwood
Planning Officer
Hinckley & Bosworth Borough Council

From: Paul Bukin <paul@bukinlettarchitecture.com>
Sent: 27 August 2024 11:57
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Cc: Raghu Ramaiah <raghu@ramaiah.org>
Subject: Re: 24/00710/FUL- 5 Market Place, Hinckley

Good morning,

I will contact you after our meeting to fill you in and to discuss next steps.

Kind regards

Paul



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Rainton Bridge – Winner of the Best
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From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Date: Tuesday, 27 August 2024 at 10:42

To: 'Paul Bukin' <paul@bukinlettarchitecture.com>

Cc: Raghu Ramaiah <raghu@ramaiah.org>

Subject: RE: 24/00710/FUL- 5 Market Place, Hinckley

Good morning,

I am not available to attend the meeting tomorrow at 2pm due to an existing site meeting being scheduled at this time with another application.

Please would you inform me of the outcome of this meeting – if the outcome is that Highways are willing to amend their stance then we can begin to address the other elements relating to conservation and design.

Kind regards,

Joe Fleetwood
Planning Officer
Hinckley & Bosworth Borough Council

From: Paul Bukin <paul@bukinlettarchitecture.com>
Sent: 27 August 2024 10:37
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Cc: Raghu Ramaiah <raghu@ramaiah.org>
Subject: Re: 24/00710/FUL- 5 Market Place, Hinckley

Good morning Mr Fleetwood,

Further to your email regarding withdrawing our application, I just thought I would let you know we are meeting with Highways tomorrow at 2pm to run through our proposal, to find a way through that works for everyone. It might be beneficial for you to come along as well.

Once we have had the meeting tomorrow, we will then decide about whether withdrawing is the right approach.

Kind regards

Paul



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From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Date: Tuesday, 20 August 2024 at 11:06

To: Paul Bukin <paul@bukinlettarchitecture.com>

Subject: 24/00710/FUL- 5 Market Place, Hinckley

Good morning Mr Bukin,

I hope you are well.

24/00710/FUL - 5 Market Place, Hinckley

I am emailing regarding the above mentioned application.

After reviewing the application, with regard specifically to the Leicestershire County Council comments, we would advise that the application is **withdrawn**.

The response from Highways can be seen on the HBBC website, and confirms that there are no grounds to refuse this application in relation to Highways, however, given that the proposal is located on Highway land, they have confirmed that regardless of a Borough granted planning permission, they would permit the works on the highway and as such, even if planning permission was granted, the proposal would never be allowed to be built. As such the application should be withdrawn.

In addition to the above, HBBC Conservation has raised separate concerns regarding the impact to the conservation area.

Please can you confirm by way of email that the application is to be withdrawn.

Kind regards,

Joe Fleetwood
Planning Officer
Hinckley & Bosworth Borough Council

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