DELEGATED REPORT

Recommendation Made: 6 March 2009

Reference:- 09/00038/LBC **Parish:- Hinckley**

Applicant:- Hinckley And District Museum Ltd
30 Lower Bond Street
Hinckley
Leicestershire
LE10 1QU

Location:- 30 Lower Bond Street Hinckley Leicestershire LE10 1QU

Proposal:- INTERNAL ALTERATIONS (RETROSPECTIVE)

Introduction:-

This application proposes a series of internal alterations to this grade II listed building. The alterations proposed are necessary due to the continual deterioration of the buildings historic fabric.

The application is submitted by the Hinckley & District Museum however there is longstanding support from the Borough Council and the Conservation Officer for works that are necessary at this site. The Conservation is aware of the necessity for this work and has been consulted prior to the application being submitted. The application is submitted with a heritage statement.

The Conservation Officer advises that the work has already commenced and is nearing completion. For this reason the application description has been changed to include reference to retrospective works.

Planning history

None relevant

Consultations:-

Conservation Officer states:

The proposal is required because the timber framing in the gable of the museum had severely rotted and made the brick infill panels unstable. As a result the gable was in danger of collapse into the adjacent public footpath. The works include carefully taking down the brick infill panels, replacing the rotted parts of the timber frame and reconstructing the brick panels. In order to buttress the gable wall the internal abutting modern brick chimney (which was constructed after 1930) will have additional brick piers added to make it more stable. SS ties will be introduced to secure the reconstructed gable to the chimney. The brick panels will be reconstructed with lime mortar replacing the existing cement mortar.
A sample of the pointing will be required before the brickwork commences. The work is being supervised by a conservation engineer. I recommend that the proposals be approved.

Development Plan Policies:-

BE4
BE7
PPG15

Appraisal:-

The comments of the Conservation Officer summarise the assessment of this application and on this basis there are no material planning or conservation reasons to withhold this listed building consent. Accordingly, the proposal will secure the longevity of this listed building and community and tourist facility in the town centre. The proposal therefore complies with the requirements of Policies sited above.

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that the proposed development would be in accordance with the development plan and would not be to the detriment of the special historic nature of this listed building.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE, BE7 and the Guidance of PPG15

Reasons :-

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- James Hicks Ext 5762