Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Andrew Egginton
73 Forest Road
Hinckley
Leicestershire
LE10 1HA

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
4 March 2008	08/00223/FUL

Particulars and location of development :

ALTERATIONS TO PROPERTY TO FORM 2 NO. FLATS

57 Merevale Avenue Hinckley Leicestershire LE10 0PX

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, T5 and REC3 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. Before commencement of the development hereby approved, a scheme showing the access drive and car parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme, which shall include the surfacing of the access with tarmacadam, concrete or similar hard bound material (not loose aggregate) for the first 5 metres behind the highway boundary, shall be laid out prior to occupation of either flat and shall be so maintained thereafter at all times.

3. The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

4. Prior the commencement of development details of the acoustic control to be fitted in the walls, floors (at first floor) and ceilings (at ground floor) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with those details prior to first occupation of the flats hereby approved.

Continued 08/00223/FUL

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that adequate off-street parking facilities are available to accord with policy of the adopted Hinckley & Bosworth Local Plan.

3. To ensure the provision of Play and Open Space to accord with Policy REC3 of the adopted Hinckley and Bosworth Local Plan.

4. To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

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. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 18 June 2008