
From: Paul Grundy
Sent: 20 November 2023 12:35
To: Matt Jedruch
Subject: FW: 23/01050/FUL FP McCann, Cadeby

Hello Matt,

As requested please find below my comments for the proposal 23/01050/FUL:

The proposal is located approximately 450m east of the village of Cadeby at its nearest point. Cadeby is a designated conservation area and includes a small number of listed buildings within its historic core. The proposal for a steel fabrication workshop at the FP McCann Depot therefore has the potential to affect designated heritage assets by virtue of its location within their wider setting.

There is no known key historic, functional or other relevant relationships between the existing FP McCann Depot site, the application site and the above heritage assets so it makes no direct contribution to their significance. There is no clear intervisibility between the existing FP McCann Depot site and any listed buildings within the village due to the presence of existing built form, topography and vegetation. There is very limited visibility of some of the taller existing FP McCann Depot structures from the along the main A447 Hinckley Road as it forms the eastern boundary of the conservation area. Where visible it is considered that due to their industrial character and appearance these features are a minor negative presence within the wider setting of the conservation area.

The proposal would seek to erect a new workshop to the south of the existing industrial structures at the existing FP McCann facility. The workshop would be a rectangular plan building of concrete panels and clad walls and a shallow pitched cladded roof, 7.86m high at the ridge. It would be situated along the southern boundary of the FP McCann facility where there is a planting along the full length of the site perimeter. Despite the presence of this vegetation due to the height of the building it is considered that the proposed development has the potential to be glimpsed from the eastern boundary of the conservation area only, with no inter-visibility with any listed buildings maintained. It is considered that from the locations along the eastern boundary of the conservation that the alteration to the existing views would be limited in their perception and would be seen set within the immediate context and backdrop of the existing industrial structures forming part of the wider FP McCann Depot. In my opinion the proposed development would result in a negligible visual change along the eastern boundary of the Cadeby Conservation Area and would cause no harm to its significance. As a result the proposal would comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD and Section 16 of the National Planning Policy Framework.

I hope the above comments are of use.

Many thanks,

Paul Grundy

Senior Planning Officer (Conservation and GIS)

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From: Mohammad Islam <Mohammad.Islam@hinckley-bosworth.gov.uk>

Sent: 02 February 2023 11:39

To: Paul Grundy <Paul.Grundy@hinckley-bosworth.gov.uk>

Subject: 22/00420/FUL Cadeby

Hi Paul,

I hope you are well.

I am not sure whether you have been consulted before on this application or not. Although the site is not within designated conservation area it is located within Historic village of Cadeby. I am therefore checking whether you want to make any comments on this application or not?

Kind Regards,

MTI

Mohammad Islam
Senior Planning Officer
Hinckley and Bosworth Borough Council

Note: I work part time, so it may take more than usual time to return your email