

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Condition Discharged

Dr Sarfraz Ahmad
16 Highgrove
Westwood Heath
Coventry
CV4 8JJ

Details of Application:

Application Ref: 25/00424/DISCON
Proposal: Application to discharge conditions 10 (cycle storage), 13 (privacy of neighbouring dwellings) and 14 (bin storage) attached to planning permission 23/01042/CONDIT
Location: Essentia House, 56 Upper Bond Street, Hinckley

The conditions and supporting details submitted to apply for the discharge of conditions:

Condition 10

The development hereby permitted shall not be occupied until such time as secure (and undercover) cycle parking has been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved cycle parking shall be permanently so maintained and kept available for use at all times.

Reason: To promote travel by sustainable modes in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016) and Paragraphs 115 and 117 of the National Planning Policy Framework (2024).

Condition 13

Prior to any apartment being occupied and notwithstanding the Rear (West) Elevation a scheme to prevent the overlooking of the gardens and habitable room windows of Nos.82 to 92 Factory Road from the two roof terraces shall be submitted to and approved in writing by the Local planning Authority. The approved scheme shall be installed prior to the related apartments are occupied and shall remain in place at all times thereafter.

Reason: To safeguard the amenity of neighbouring occupiers in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of paragraph 135 of the National Planning Policy Framework (2024).

Condition 14

The development hereby permitted shall not be occupied until such time as secure and covered bin storage that minimises effects on the amenity of both future occupiers and neighbours has been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved storage shall be permanently so maintained and kept available for use at all times.

Reason: To safeguard the amenity of neighbouring occupiers in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of paragraph 135 of the National Planning Policy Framework (2024).

Information Submitted

C10, Cycle stand photos, received 8 July 2025

C13, Fence details, received 24 April 2025

C13, Privacy screen photos, received 9 June 2025

C14, Bin store photos, received 29 June 2025

Consultees:

HBBC Waste Services – have confirmed via a site visit that the bin collection area meets their requirements.

Summary:

Condition 10

The submitted photos show that the cycle parking meets the requirements of Condition 10 in the interests of promoting travel by sustainable modes in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016) and Paragraphs 115 and 117 of the National Planning Policy Framework (2024).

Condition 13

The submitted photos demonstrate that the privacy screens prevent the overlooking of the gardens and habitable room windows of Nos.82 to 92 Factory Road from the two roof terraces and safeguard the amenity of neighbouring occupiers in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of paragraph 135 of the National Planning Policy Framework (2024).

Condition 14

The submitted photos demonstrate that secure and covered bin storage that minimises effects on the amenity of both future occupiers and neighbours has been provided that safeguards the amenity of neighbouring occupiers in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the requirements of paragraph 135 of the National Planning Policy Framework (2024).

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being completed and maintained in accordance with the full terms of the condition.

Date: 9 July 2025

C. Brown.

Christopher Brown MRTPI
Head of Planning