Paul Grundy

To: london@mebpandp.co.uk

Subject: 07/01421/FUL - King's Lodge - FAO: Mark Eddison

Dear Sirs,

thank you for your application for the demolition of the existing 2 storey structure, extensions to the hospitality accommodation, erection of a meeting room and the erection of garage, workshop, etc at Kings Lodge, Watling Street, Higham on the Hill. After a discussion with the Planning Officers we will require a number of matters to be addressed before we can validate the application:

1. The red edge for the site covers two authority boundaries, the majority of the site being within our boundary but the access being within Nuneaton and Bedworth BC. Please be aware that Nuneaton and Bedworth will require a planning application for this proposal, and due to this straddling of the boundary the planning fee we require is 150 per cent of what would have been required if you only needed one application. Therefore please provide a planning fee of £2385.00.
2. Please can you provide a block plan at 1:500 of the existing layout of the site
3. Please can you provide site levels/topographical survey through the site
4. Please can you provide details or photo's for example of the 'lean to's' that are to be removed
5. On the proposed north elevation of the main building (drawing no 0704-108) there is no window drawn for bedroom 5 but there is a window drawn on the proposed main building first floor plan (drawing no 0704-111). Please can you amend the drawings accordingly.
6. Please can the design and access statement be extended to include the design principles for the new meeting room and how the design was devised, and how any planning policies have been considered in the statement. I've attached a copy of the CABE guidance that the LPA use for Design and Access Statements.

If you require any further information please do not hesitate to call or email.

Regards,

Paul Grundy

Technical Assistant,
Culture & Development Services,
Hinckley & Bosworth Borough Council,
Council Offices, Argents Mead,
Hinckley, Leicestershire, LE10 1BZ
Tel: 01455 238141,
Fax: 01455 619897,

Email: Paul.Grundy@hinckley-bosworth.gov.uk
My Ext: 01455 255659

We now receive **over 35%** of planning applications online via the Planning Portal.
To submit an online application, or to find out more about the Planning Portal, please follow the link below:
http://www.planningportal.gov.uk/wps/portal?pageName=APPLY&PpAction=location_uri&select_location=K2420

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Paul Grundy

From: london [london@mebpandp.co.uk]
Sent: 11 December 2007 16:16
To: Paul Grundy
Cc: Phil Leage
Subject: RE: 07/01421/FUL - King's Lodge - FAO: Mark Eddison

Dear Paul

Our comments are as follows to clarify exactly what and why. I'd be grateful if you could respond on items 3 and 6.

Mark Eddison MA DipArch(Cantab) RIBA AABC
Partner

MEBP+P LLP Chartered Architects and Designers
Jubilee Centre, 109/111 Farringdon Road, LONDON. EC1R 3BW
t: 0207 833 3030 f: 0207 833 3440

Also at: Oxford and Kent

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Registered Office: Ashdown House, High Street, Cross-in-Hand, Heathfield, Sussex, TN21 0SR Part. No Eng & Wales: OC312661

-----Original Message-----
From: Paul Grundy [mailto:Paul.Grundy@hinckley-bosworth.gov.uk]
Sent: 11 December 2007 14:57
To: london@mebpandp.co.uk
Subject: 07/01421/FUL - King's Lodge - FAO: Mark Eddison

Dear Sirs,

thank you for your application for the demolition of the existing 2 storey structure, extensions to the hospitality accommodation, erection of a meeting room and the erection of garage, workshop, etc at Kings Lodge, Watling Street, Higham on the Hill. After a discussion with the Planning Officers we will require a number of matters to be addressed before we can validate the application:

1. The red edge for the site covers two authority boundaries, the majority of the site being within our boundary but the access being within Nuneaton and Bedworth BC. Please be aware that Nuneaton and Bedworth will require a planning application for this proposal, and due to this straddling of the boundary the planning fee we require is 150 per cent of what would have been required if you only needed one application. Therefore please provide a planning fee of £2385.00. We have advised the applicant and they are aware of the increased fee.
2. Please can you provide a block plan at 1:500 of the existing layout of the site We thought we had but can do so.
3. Please can you provide site levels/topographical survey through the site The site is to all intents and purposes level. I flevels had a bearing on the proposals thay would be shown. This request will involve the applicant in considerable costs for very little gain if you require a survey of the whole site. We would like to know why and be sure it is really needed before we seek to get this

done. Can we not state something in lieu e.g.in the planning statement?

4. Please can you provide details or photo's for example of the 'lean to's' that are to be removed To follow
5. On the proposed north elevation of the main building (drawing no 0704-108) there is no window drawn for bedroom 5 but there is a window drawn on the proposed main building first floor plan (drawing no 0704-111). Please can you amend the drawings accordingly. To follow
6. Please can the design and access statement be extended to include the design principles for the new meeting room and how the design was devised, and how any planning policies have been considered in the statement. I've attached a copy of the CABE guidance that the LPA use for Design and Access Statements. Is there not a question of an appropriate scale to what you ask? Our scheme is private, well away from public view and relatively small. We had meetings with you on site and gone with the advice given. We are not planning consultants and do not have specific knowledge of which policies are relevant or their references. Please could you advise which policy references are applicable if we are to incorporate them.

Be1
CM Policy:

If you require any further information please do not hesitate to call or email.

Regards,

Paul Grundy

Technical Assistant,
Culture & Development Services,
Hinckley & Bosworth Borough Council,
Council Offices, Argents Mead,
Hinckley, Leicestershire, LE10 1BZ
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Paul Grundy

From: Paul Grundy
Sent: 12 December 2007 09:06
To: 'london@mebpandp.co.uk'
Subject: RE: 07/01421/FUL - King's Lodge - FAO: Mark Eddison

Dear Mark,

thank you for your prompt reply. Regarding point 2 a proposed site plan has been submitted but we have requested an existing site plan to see the current layout of the buildings. Please disregard point 3 as if the site is flat there is no need for levels and to incur and further costs for you. Regarding point 6 we only require a small amount of additional information, perhaps a paragraph describing the design of the new meeting room and how this was devised, and a paragraph stating how the scheme has been designed around relevant planning policies. The planning officers have said the relevant policies to refer to for this scheme are Policy Be1- Design and Siting of Development and Policy Cf1 - Community Uses. The links to these policies and the Local Plan in general are below.

Policy Be1:
http://www.planningportal.gov.uk/wps/portal/?
PpAction=select_document&select_type_id=120&select_object_id=1090430419491&text_category=&select_l

Policy Cf1:
http://www.planningportal.gov.uk/wps/portal/?
PpAction=select_document&select_type_id=120&select_object_id=1090430447656&text_category=&select_l

Local Plan in general:
http://www.planningportal.gov.uk/wps/portal/?
PpAction=select_document&select_type_id=102&select_object_id=1086306296728&text_category=PC&selec

Please let me know if you have any trouble accessign these documents and if you require any further information please do not hesitate to call or email.

Regards,

Paul Grundy

Technical Assistant,
Culture & Development Services,
Hinckley & Bosworth Borough Council,
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