a

Ms C Horton(Planning Officer)
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Date: 19 December 2007
My ref: CLE3836
Your ref: 07/01218/LBC
Contact: Lucy Griffin
Phone: (0116) 305 6217
Fax: (0116) 305 7965
Email: lgriffin@leics.gov.uk

Dear Ms Horton,

Planning Application No: 07/01218/LBC: Demolition of buildings; Atkins Bros Ltd, Lower Bond Street, Hinckley, Leicestershire.

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements.

The proposed demolition concerns buildings within the complex of buildings at Atkins Brothers Factory (HER Ref: DLE 6666), Lower Bond Street, Hinckley. Since part of the complex is listed as being of national importance and the factory is so significant in terms of local history and the development of the hosiery industry, we recommend that a level of building assessment should be carried out before any planning decision is made concerning any demolition or alteration to any of the buildings on site, whether listed or not.

The preservation of archaeological remains and historic buildings is, of course, a "material consideration" in the determination of planning applications. The proposals include demolition of historic buildings associated with the listed buildings but the full heritage implications of this loss cannot be adequately assessed on the basis of the currently available information. We therefore recommend that the planning authority defer determination of the application and request that the applicant complete a Historic Building Impact Assessment of the proposals. We also recommend that you consult your Conservation Officer.

This will require provision by the applicant for:

> A historic building impact assessment of Atkins Brothers Ltd, Lower Bond Street, Hinckley, to determine what impact the proposed works will have upon the historic buildings and the complex as a whole;

This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate. Without the information that such an Assessment would provide, it would be difficult in our view for the planning authority to assess the archaeological impact of the proposals. If the Building Assessment indicates a potential, an appropriate level of building recording will

also need to be undertaken. This work should be secured by condition on any future planning approval.

Should the applicant be unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply the information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, or to refuse the application. These recommendations conform with the advice provided in DoE PPG16 "Archaeology and Planning" and PPG15 "Planning and the Historic Environment".

Should you be minded to refuse this application on other grounds, the lack of archaeological information should be an additional reason for refusal, to ensure the archaeological potential is given future consideration.

The Archaeology Section, as advisors to the planning authority, will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the archaeological resource. The Specification should comply with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and relevant Institute of Field Archaeologists "Standards" and "Code of Practice", and should include a suitable indication of arrangements for the implementation of the historic building assessment, and the proposed timetable.

Information on suitable archaeological organisations to carry out this work can be obtained from the Historic and Natural Environment Team. Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

Lucy Griffin
Assistant Planning Archaeologist

c.c. Mr B Whirrity (Conservation Officer)
c.c. MDA Consulting Ltd

Lisa Clarke

From: Ancient Monuments Society [ancientmonumentssociety@btconnect.com]
Posted At: 18 December 2007 13:10
Conversation: Atkins Bros Lower Bond St Hinckley LE10 07/01218/LBC
Posted To: Planning Folder
Subject: Atkins Bros Lower Bond St Hinckley LE10 07/01218/LBC

Thankyou for your notice of the application by your Council to demolish the main factory building at the above site.

I don't understand the reference at 2 in the application form to the application being for the demolition of an unlisted building. The listing schedule, revised in July 2007, makes it quite clear that Atkins Bros building is listed in its entirety. At the very least the application is one for part demolition of a listed building, given the projected retention of the two blocks on the frontage.

A local authority applying for listed building consent to demolish is rare and serious - and we would have expected the arguments in favour of demolition to have been rehearsed in detail. If the consultation includes a Bat Roost assessment we would have expected a Design and Access Statement and a Conservation Appraisal. Indeed without them the Secretary of State cannot determine the application.

We look forward to receiving the extra information - so that we can comment in appropriate detail and in full possession of the facts

Matthew Saunders
Secretary
Ancient Monuments Society
St Ann's Vestry Hall, 2 Church Entry, London EC4V 5HB
Tel: 020 7236 3934 & email: office@ancientmonumentssociety.org.uk
website: www.ancientmonumentssociety.org.uk

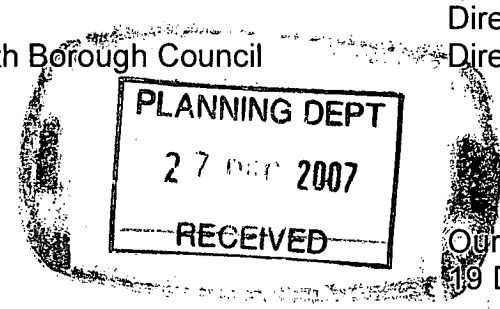
INDEXED

Monitor Y
Date Received
Officer CH

ENGLISH HERITAGE
EAST MIDLANDS REGION

27 DEC 2007

Ms Cathy Horton
Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ



Direct Dial: 01604 735400
Direct Fax: 01604 735401

Our ref: L00054600
19 December 2007

Dear Ms Horton

Notification under Environment/DCMS Circular 01/2001
FORMER ATKINS FACTORY, LOWER BOND STREET, HINCKLEY, HINCKLEY AND BOSWORTH, LEICESTERSHIRE
Application No 07/01218/LBC

Thank you for your letter of 28 November 2007 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice
We accept the proposals but suggest the authority seeks from the applicant:

1). A method statement for demolition of the building contiguous with the listed building;
2). Proposals for making good the listed building after the demolition.

Recommendation
We would urge you to address the above issues, and recommend that this application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

44 DERNGATE, NORTHAMPTON, NN1 1UH
Telephone 01604 735 400 Facsimile 01604 735 401
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.

ENGLISH HERITAGE
EAST MIDLANDS REGION

CHECKLIST OF INFORMATION FOR NOTIFICATION TO THE SECRETARY OF STATE (GOVERNMENT OFFICE)
Notification under Environment/DCMS Circular 01/2001, paragraph 26 or Planning (Listed Buildings and Conservation Areas) Regulations 1990, Regulation 13

If you are required to notify the Government Office of this application, it will help to save time if you include the following documents:

☐ Copy of the application

☐ List of the drawing numbers

☐ Copy of the list description(s)

☐ Recent photographs if available

☐ Copy of the advertisement

☐ Copies of any representations received

☐ Statement explaining the extent to which the local authority has taken on board the advice and recommendations from English Heritage and other consultees

☐ Confirmation of any amendments made to the application subsequent to initial notification to English Heritage

☐ Explanation of why the local authority is disposed to grant consent, including copies of committee report(s) and minutes, where relevant

☐ List of proposed conditions

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ENGLISH HERITAGE
EAST MIDLANDS REGION

Yours sincerely

pp **Valerie Scott**
Historic Building Inspector
E-mail: valerie.scott@english-heritage.org.uk

Enclosure: Checklist for notification to Government Office

44 DERNGATE, NORTHAMPTON, NN1 1UH
Telephone 01604 735 400 Facsimile 01604 735 401
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English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.

Date: 20 November 2007
Our ref: FPCR07/187
Your ref:

2 1 NOV 2007

ENGLAND

Malcom Evans
Hinkley and Bosworth Council
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

The Maltings
Wharf Road
GRANTHAM
Lincolnshire
NG31 6BH
T 01476 584800
F 01476 584838

SCANNED

Dear Mr Evans

Bats – Atkins Factory Site, Lower Bond Street, Hinckley, Leicestershire

Faulks Perry Culley & Rech (FPCR, see below for contact address*) is contracted by Natural England to act as our agent within the counties of Lincolnshire, Leicestershire, Rutland, Nottinghamshire and Northamptonshire, to respond to enquiries from anyone proposing to undertake an operation that will harm or disturb a bat or its roost. They are authorised to provide formal advice on behalf of Natural England relating to bats and their roosts under Statutory Regulations.

FPCR have received a bat roost visitor report form from the Natural England Volunteer Bat Warden, Terry Durnin who surveyed the above-mentioned site buildings on 10 and 11 September 2007. The survey was undertaken as a part of a request for advice relating to the proposed demolition of former industrial units and how this may affect roosting bats if present.

During the time of the surveys no evidence of bats was observed at the buildings. An evening emergence survey was also undertaken during the survey periods. No bats were recorded emerging or entering the buildings during the emergence survey. However please note that we advise that a further visit is needed to confirm that bats are not using the building as some time has elapsed since the visit was made.

All bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and the Conservation [Natural Habitats & c.] Regulations 1994 (as amended). You must not:

- deliberately capture (or take), injure or kill a bat;
- intentionally or recklessly disturb a group of bats; where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or likely to significantly affect the local distribution or abundance of the species, whether in a roost or not;
- damage or destroy the breeding or resting place (roost) of a bat;
- possess a bat (alive or dead), or any part of a bat;
- intentionally or recklessly obstruct access to a bat roost;
- sell (or offer for sale) or exchange bats (alive or dead), or parts of bats.

over/

Natural England
Head Office
1 East Parade
Sheffield S1 2ET

The following advice is issued in accordance with this legislation.

SCANNED

The buildings will have been standing idle for some period of time, and may now afford suitable conditions for bats to utilise for hibernation over the winter period. If it can be confirmed that no bats were identified to be roosting at the property, the demolition of the buildings can be undertaken during December 2007 and be completed by March 2008 on the proviso that bats are not hibernating in the buildings.

We therefore recommend that the buildings require a further inspection by a Bat worker or Bat Warden to confirm the presence/absence of hibernation roosting sites before demolition works can proceed. The findings of this inspection should be forwarded to Natural England who can then recommend further advice if required on the inspection findings. No demolition should proceed until you have received further correspondence from Natural England regarding this inspection.

However, if the site is to be incorporated within a planning application, Natural England may require that you commission an Ecological Consultancy to undertake the surveys and any further surveys that the planning authority may request under PPS9 (Planning Policy Statement 9, Biological and Geological Conservation). PPS9 advises that protected wildlife species are to be a "material consideration" under all planning applications received by a planning authority. The planning authority may not be satisfied until further ecological surveys are undertaken on the buildings prior to demolition. Surveys associated with planning applications are deemed to be outside of the remit of the Natural England Volunteer Bat Warden program.

You should inform Natural England immediately if the Atkins Factory Site is to be included within a planning application to the local planning authority as soon as possible so that Natural England can determine if the current surveys undertaken by Mr Durnin will be considered adequate.

Please retain this letter in case the need arises to prove that you have consulted with Natural England.

This advice only applies to the operations described above, is given as a requirement of the Wildlife and Countryside Act 1981 (as amended) and applies to whichever company or individual carries out the work.

May we take this opportunity to thank you for your understanding and the help given to Natural England in this matter. If you need further advice or information please do not hesitate to contact FPCR at the contact number/address below.

For more information about bats see the Bat Conservation Trust website on www.bats.org.uk.

Yours sincerely

ANNA COLLINS
Planning and Biodiversity Advisor
Government & Communities
Leicestershire & Rutland

cc Terry Durnin, Leicestershire

* Faulks Perry Culley & Rech, Lockington Hall, Lockington, DERBY DE74 2RH
Telephone: 01509 672772 Fax: 01509 674565 Email: mail@fpcr.co.uk

Terry Durnin
8 Burdett Close
Gilmorton
Lutterworth
Leicestershire
LE17 5NU

Tel: 01455 557218
terrydurnin@btinternet.com

Robert McGuinn
MDA Consulting
1 Museum Square
Leicester
LE1 6UF

14th December 2007

Ref: FPCR07/187/2

Dear Robert

Bat Survey and 1 Bat Emergence Surveys of Atkins Factory Site in Lower Bond Street, Hinckley.

I have emailed separately the visit report of my survey of 12th December of the above site.

The report has been sent to FPCR, the area agents for Natural England. They will eventually write to you to confirm my findings that there are no bats present or emerging from the Factory.

A second survey was requested by Natural England due to the time elapsed since September 2007.

Bat Survey

There was no evidence of any bats leaving or entering from Factory during my emergence survey. Although such a survey would not normally be needed at this time of the year, I have observed bats emerging from their roosts in South Leicestershire as late as last weekend. Their lateness in hibernating has been due to the relatively mild weather conditions that we have had over the past weeks. The frosts at the end of this week have ensured that all will now be in hibernation.

My survey of the Factory buildings found no evidence that they were used as bat roosts. Such factories, often working 24 hours a day, are too noisy and too well lit to provide a suitable roosting environment for bats.

The light coloured walls showed no evidence of bat droppings and no feeding detritus was found, such as moth and butterfly wings. During this visit I noted Butterflies and Moths over wintering in the building. Had bats been present these would have been eaten. There were also small clusters of dead Flies which again would not have survived had bats been present.

I have recommended to Natural England that there would be no problems carrying out the demolition work. As bats are very mobile they could discover this site when emerging from hibernation. It is important that the demolition work be started in the near future and be more or less completed before the end of March 2008.

In the unlikely event of a bat being found during the improvement work, I will be available to visit and advise.

Owl Survey

There was no evidence of the trees having been used by Owls. Normal evidence is that they are very visible and their nests are large and distinctive. Owl Pellets will be found under their nesting area. There were no Owls emerging from the area during the survey.

Best regards

Terry Durnin

Copy: Nick Hibberd

BAT ROOST VISIT REPORT FORM

Our ref: **FPCR07/187/02**

Second Visit on 11-12-07

1 Name and address of roost and owner.
Give contact address if different. If timber treatment firm or builder is involved, give address.

For caves, mines etc. give name and/or locality

Address of roost

Atkins Factory Site
Lower Bond Street
Hinckley
Leicestershire

Phone number(s)

Site Owners:

Nick Hibberd
Hinckley & Bosworth Council
Argents Mead
Hinckley
LE10 1BZ

Phone Number
01455 255855

Project Management Consultants:
Robert McGuinn
MDA Consulting
1 Museum Square
Leicester LE1 6UF

Phone Number
0116 204 2568
Mobile
07801557360

2 Grid Reference (2 letters, 6 figures)

S	P	4	2	5	9	4	2

3 Roost type:
Former Hosiery Factory and Offices. Existing Buildings to be demolished and site cleared prior to the building of a new College Campus. Some parts multi floored but all rooms having cream coloured walls and ceilings. No spaces at all where walls meet ceilings. Some roof areas are angled windows. Most of the pigeons present in September have left the site.

Demolition to start late December 2007/ early January 2008

4 (Approximate) date of construction: 1920's to 1950's

5 Wall construction: Mostly concrete and steel construction to the front of the building. Solid and cavity brick elsewhere

Cladding: Front of building has brick cladding on the ground floor and decorative concrete blocks on upper floors.

Wall: Solid and cavity **Cavity wall insulation**:Not established **Hanging tiles:** No

6 Roof covering: A mixture of Glass, Tile, Asbestos, asphalt and bitumen tar.

Lined with: Some boards **Loft insulation:** Absent

7 Position of bat access point(s): Gable apex / Under soffit / Between tiles / Under flashing / Other (specify)

None

Emergence survey carried out evenings of 11th December as not all bats in the south of the county had yet hibernated. Frosts at the end of the week seem to have got them all in.

No bats observed entering or leaving building

8 Bat's roosting site(s): None

9 Number of bats at date and time of visit:
Count or estimate? None

10 Type of roost? Maternity/ Feeding perch/ Night roost/ Hibernation site/ Other/ Not determined on visit

N/A

11 Species: Indicate how identified and by whom

N/A

12 **Droppings:** If present, indicate quantity and distribution (depth and area) (also on sketch overleaf)

None. All walls and windows clean. Droppings would not be noticed on floor due to pigeon mess.
No wing detritus
Butterflies and Moths using the building to over winter.
Dead Flies in small clusters on some floors. Had Bats been present the flies would most likely have been taken as food.

13 **Other information:** History of the colony / problem Is use seasonal etc?

Was a working factory until months ago. No records of bat usage.
4 Hour shift working with noise and lights not a good environment for bats.

14 **Other visits:** (Dates and counts)

Second visit, as requested by Natural England, carried out 11th December 2007

Terry Durnin on hand to help in the unlikely event of Bats arriving during demolition.

Summary and recommendations

15 **Description of problem:** Droppings / Intolerance / Fear / Smell / Noise / Bats in living area / Other (specify)

N/A

16 **Is there any threat to roost:** Exclusion / Timber treatment / Building work / Development / Destruction?

Site to be demolished, probably starting in late December 2007 / early January 2008 and cleared by end of March 2008

17 **Attitude of owners/tenants:**

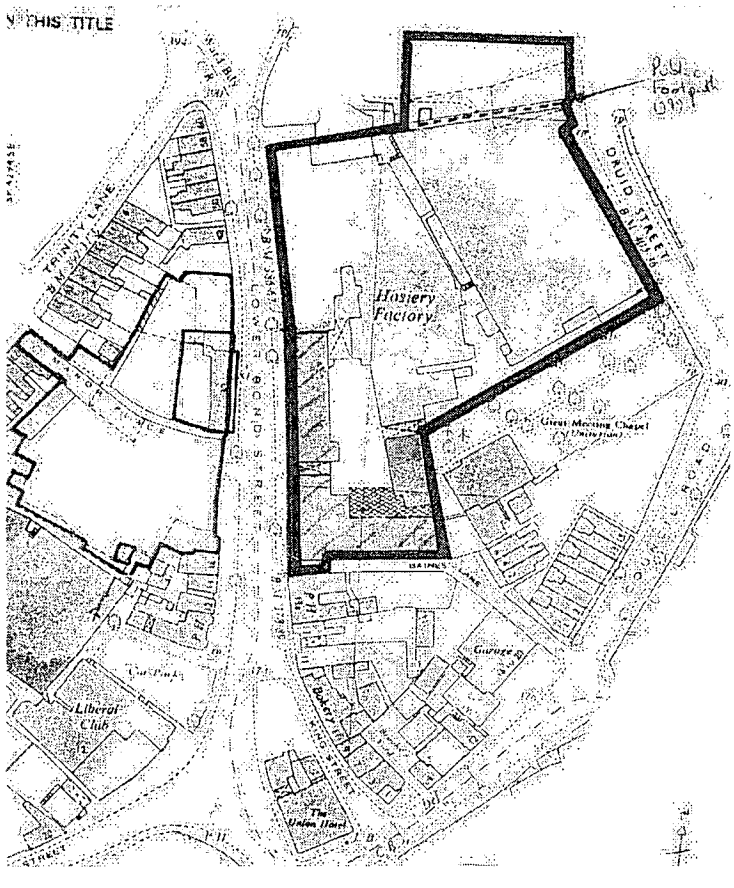
Excellent

18 **Bats volunteer's recommendations for action by English Nature:** (The basic information normally needed is timing and nature of works, care for individual bats that may be present and reinstatement of roost and access points) .

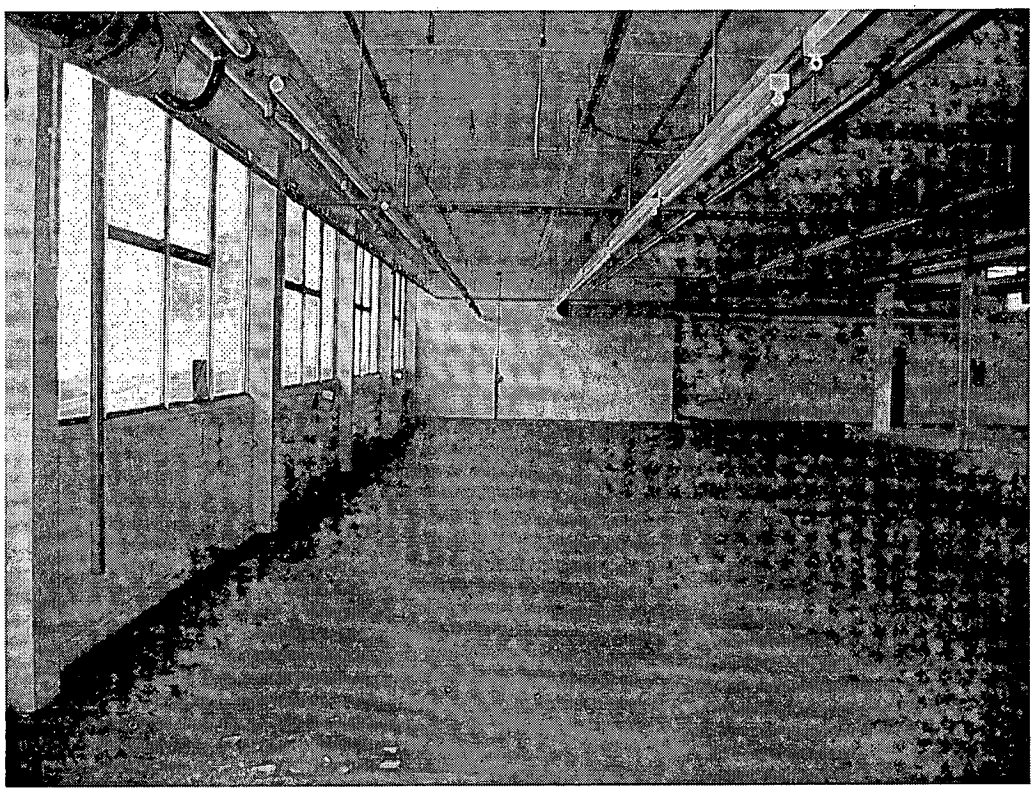
As there are no signs of bat usage to proceed with the demolition work provided that the work is started and mostly com lete before the end pf March 2008.

19 **Sketch or digital photographs (show north on plan)**

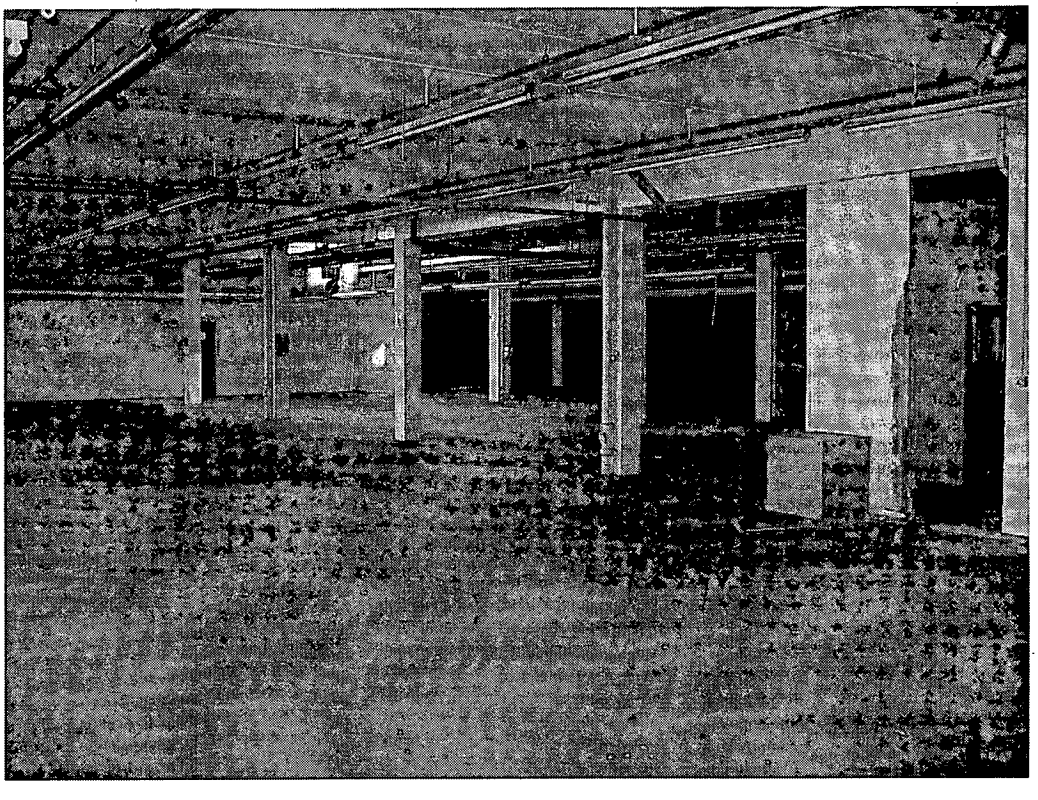
North



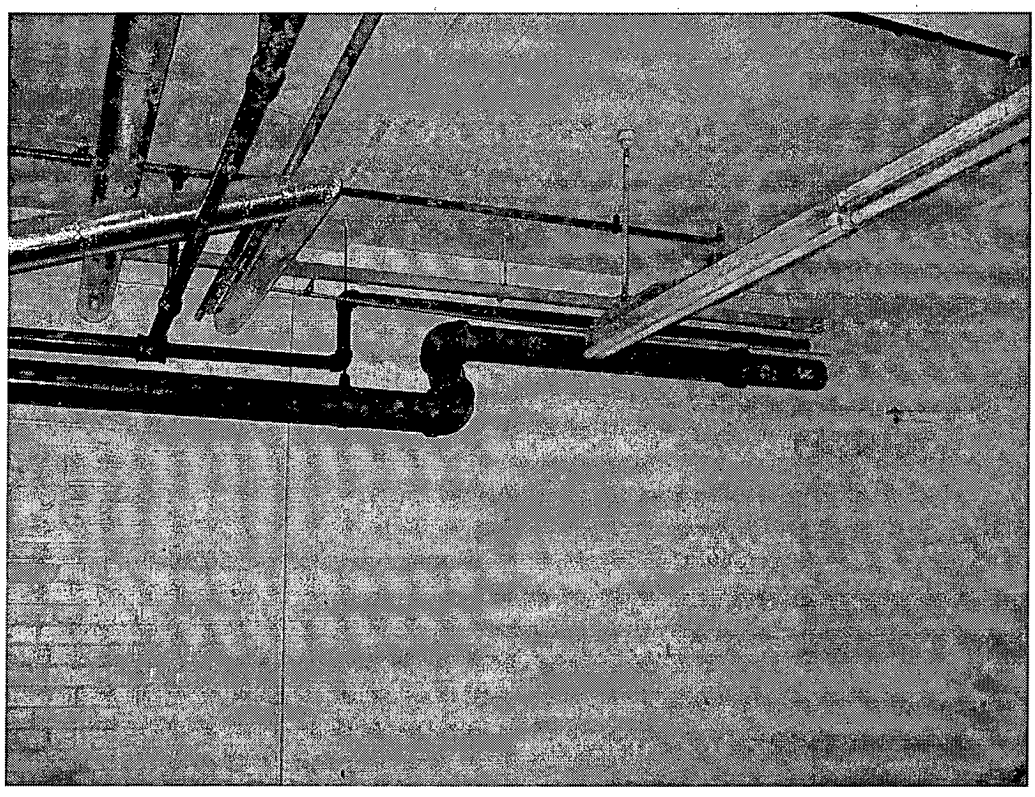
Area to be demolished within the bold line. Shaded areas within bold line will not be demolished.



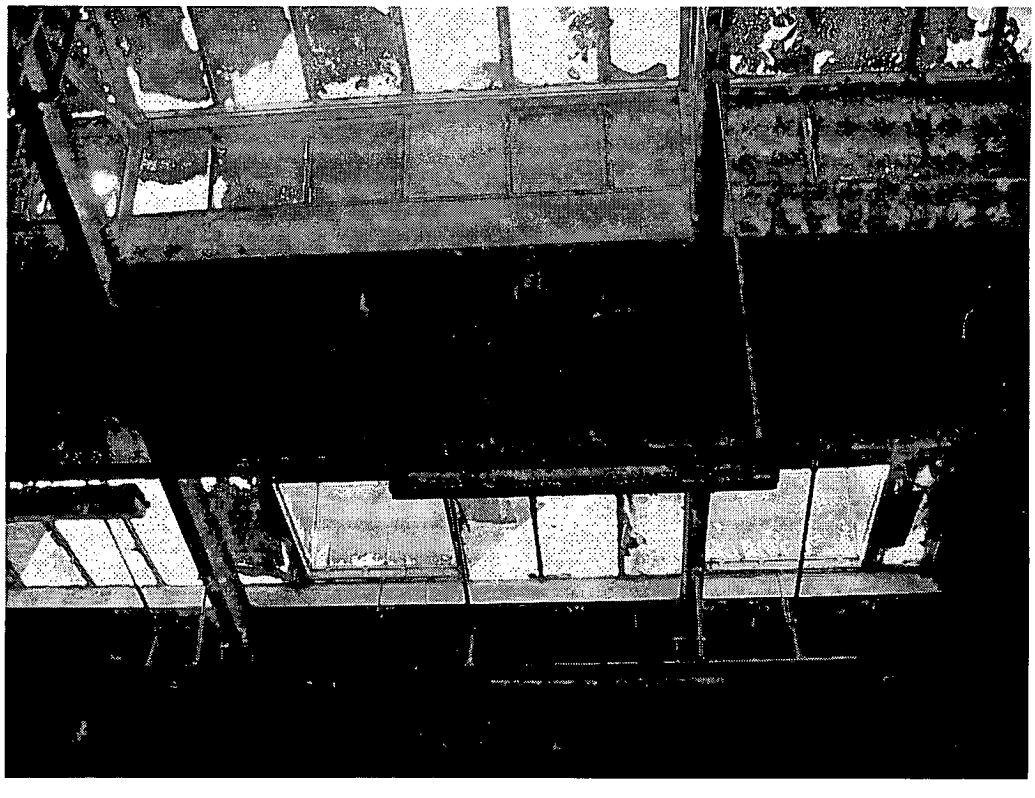
Typical of most of the working areas in the hosiery mill. These factories were relatively noisy. They were often operated for 24 hours a day. The light and noise would not have been a suitable environment for bats.
Walls and ceilings always a light colour, No bat droppings seen on any of the walls..



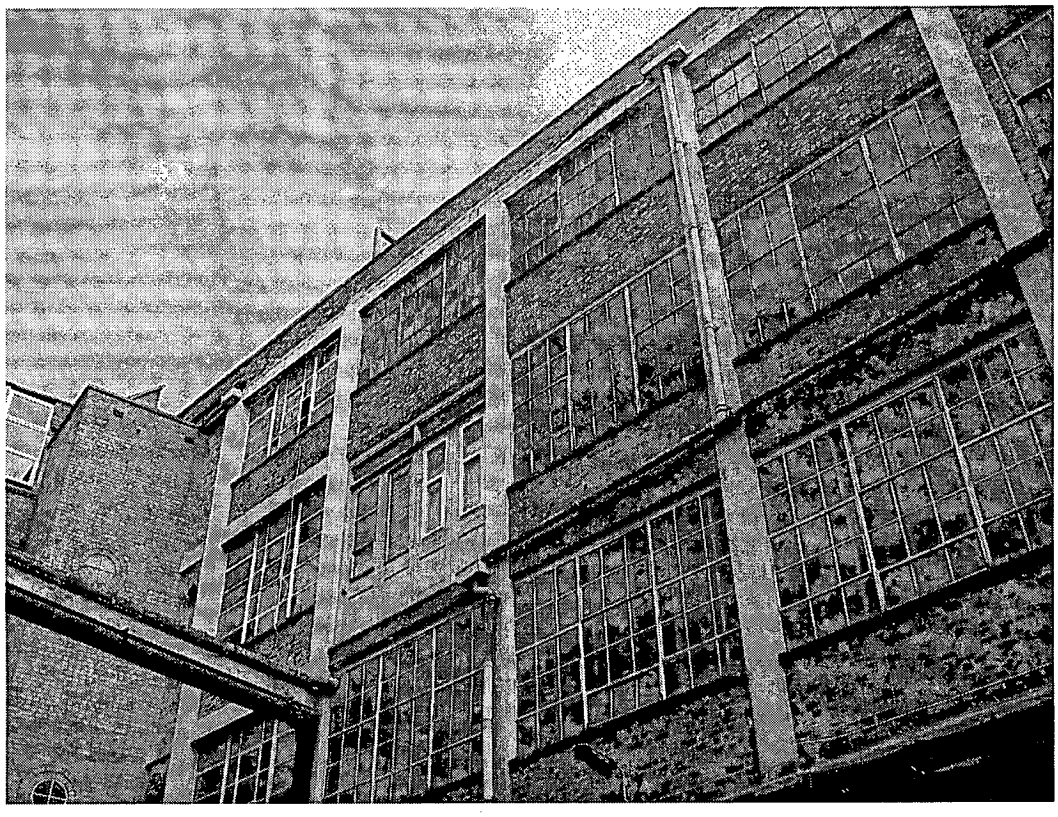
Another floor showing the vast work area. Broken glass from light fittings on floor.



Close up of a wall and ceiling. All the ceilings were sealed like this with no obvious gaps or holes. No Bat droppings seen on walls.



Some of the single story areas have glass roofs. These rooms were dominated by pigeons.



Typical of the outside structure. This shot taken in the courtyard inner area of the factory.

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20. Health and safety hazards on site, eg, asbestos, unsafe roof/ceiling

Floors covered with pigeon guano and dead pigeons. Many floors also covered in broken glass from light fittings. Some lower floor surfaces have buckled with damp. A few roofs were covered in corrugated asbestos containing material.

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21 Request to visit received from: Robert McGuinn on: 7th December 2007

Initial visit made by: Terry Durnin Date of visit: 11th December 2007

Evening Emergence Visit: 11th December 2007

Time taken to undertake these visits: 5 Hours

Mileage: 50

HINCKLEY & BOSWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS RECEIVED WEEK ENDING **23 November 2007**

REPORT PRINTED :- 28 November 2007

Application No.		Development Details		
CHO 21.09.2007 COMM	**07/01107/FUL** **CTF -- KMB** **CTF -- CB**	Station Garage Station Road Market Bosworth ERECTION OF 24 DWELLINGS Applicant : Bellway Homes	E : 439309	N : 303146
SHU 26.09.2007 DEL	**07/01097/FUL** **NO OBJECTION**	67 Lime Avenue Groby ERECTION OF BOUNDARY FENCE (RETROSPECTIVE APPLICATION) Applicant : Mr S Dempsey	E : 452380	N : 306482
04.10.2007 DEL	**07/01157/COU** **NO OBJECTION**	6 Church Street Burbage Hinckley CHANGE OF USE OF DOWNSTAIRS ACCOMODATION TO COFFEE / TEAROOM AND ART GALLERY Applicant : Mrs P E Davies	E : 444303	N : 292372
CHO 17.10.2007 COMM	**07/01218/LBC** **NO OBJECTION**	Atkin Bros Ltd Lower Bond Street Hinckley DEMOLITION OF BUILDINGS Applicant : Mr N Hibberd	E : 442583	N : 294131
19.10.2007 DEL	**07/01228/FUL** **CTF -- KMB** **CTF -- CB**	102 High Street Earl Shilton ERECTION OF 4 NO. APARTMENTS (RESUBMISSION) Applicant : Curson Builders	E : 446773	N : 297893
RWR 22.10.2007 DEL	**07/01235/CLU**	14 Main Street Botcheston APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE FOR A GRANNY ANNEXE Applicant : Graham John Alborn	E : 448322	N : 305005
22.10.2007 DEL	**07/01238/FUL** **NO OBJECTION** **CTF -- CB**	2 Croft Close Barwell ERECTION OF ONE DWELLING Applicant : Mr L Pool	E : 444702	N : 296580
24.10.2007 DEL	**07/01241/COU** **CTF -- SS** **CTF -- CB**	Allotment Gardens Newtown Linford Lane Groby CHANGE OF USE OF ALLOTMENT GARDENS TO CREATE FARM SPACE AND ERECTION OF DAY CENTRE AND STABLES Applicant : Mr Hopkins	E : 452635	N : 307990
BWH 25.10.2007 DEL	**07/01254/LBC** **NO OBJECTION**	19 Station Road Market Bosworth RENDERING TO SIDE ELEVATION OF HOUSE Applicant : Mr And Mrs D Hutton	E : 440516	N : 303069

Ecology Comments 30/11/07

HINCKLEY & BOSWORTH **BOROUGH COUNCIL**

PLANNING APPLICATIONS RECEIVED WEEK ENDING **23 November 2007**
REPORT PRINTED :- 28 November 2007

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CHO 21.09.2007 COMM	**07/01107/FUL**	Station Garage Station Road Market Bosworth ERECTION OF 24 DWELLINGS Applicant : Bellway Homes	E : 439309	N : 303146	Further comments to follow	
SHU 26.09.2007 DEL	**07/01097/FUL**	67 Lime Avenue Groby ERECTION OF BOUNDARY FENCE (RETROSPECTIVE APPLICATION) Applicant : Mr S Dempsey	E : 452380	N : 306482		
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CHO 17.10.2007 COMM	**07/01218/LBC**	Atkin Bros Ltd Lower Bond Street Hinckley DEMOLITION OF BUILDINGS Applicant : Mr N Hibberd	E : 442583	N : 294131	6	Bats
19.10.2007 DEL	**07/01228/FUL**	102 High Street Earl Shilton ERECTION OF 4 NO. APARTMENTS (RESUBMISSION) Applicant : Curson Builders	E : 446773	N : 297893		
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HINCKLEY & BOSWORTH BOROUGH COUNCIL

Hinckley & Bosworth Borough Council
A Borough to be proud of

PLANNING APPLICATIONS RECEIVED WEEK ENDING **23 November 2007**

REPORT PRINTED :- 28 November 2007

Application No.		Development Details		
CHO 21.09.2007 COMM	**07/01107/FUL** **FORMAL COMMENT**	Station Garage Station Road Market Bosworth ERECTION OF 24 DWELLINGS Applicant : Bellway Homes	E : 439309	N : 303146 S
SHU 26.09.2007 DEL	**07/01097/FUL** **STANDING ADVICE**	67 Lime Avenue Groby ERECTION OF BOUNDARY FENCE (RETROSPECTIVE APPLICATION) Applicant : Mr S Dempsey	E : 452380	N : 306482
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RWR 22.10.2007 DEL	**07/01235/CLU** **NO OBS**	14 Main Street Botcheston APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE FOR A GRANNY ANNEXE Applicant : Graham John Alborn	E : 448322	N : 305005
22.10.2007 DEL	**07/01238/FUL** **FORMAL COMMENT**	2 Croft Close Barwell ERECTION OF ONE DWELLING Applicant : Mr L Pool	E : 444702	N : 296580
24.10.2007 DEL	**07/01241/COU** **FORMAL COMMENT**	Allotment Gardens Newtown Linford Lane Groby CHANGE OF USE OF ALLOTMENT GARDENS TO CREATE FARM SPACE AND ERECTION OF DAY CENTRE AND STABLES Applicant : Mr Hopkins	E : 452635	N : 307990 S
BWH 25.10.2007 DEL	**07/01254/LBC** **NO OBS**	19 Station Road Market Bosworth RENDERING TO SIDE ELEVATION OF HOUSE Applicant : Mr And Mrs D Hutton	E : 440516	N : 303069

BE1 of the adopted Hinckley and Bosworth Local Plan and Strategy Policy 10 of the adopted Leicestershire, Leicester and Rutland Structure Plan.

2 In the opinion of the Local Planning Authority, the proposed development could result in an unacceptable increase in traffic using an access off Station Road which has inadequate width and geometry, which could in turn lead to vehicles reversing onto or off the Highway to the detriment of road safety. It is therefore contrary to Policy T5 of the adopted Hinckley and Bosworth Local Plan.

3 In the opinion of the Local Planning Authority, the applicant has failed to demonstrate that appropriate facilities for the provision of car parking within the site would be made to cater for the number of vehicles likely to be visiting the site. The lack of provision of such facilities could lead to vehicles parking in the Public Highway, which would not be in the best interests of Highway safety. It is therefore contrary to Policy T5 of the adopted Hinckley and Bosworth Local Plan and Accessibility and Transport Policy 7 of the adopted Leicestershire, Leicester and Rutland Structure Plan.

4 In the opinion of the Local Planning Authority, the lack of any definitive financial contribution to address the increase in pressure placed on library facilities and health facilities by the proposed development would not accord with Circular 5/05, Strategy Policy 11 of the adopted Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 and policy IMP1 of the adopted Hinckley and Bosworth Local Plan.

Contact Officer:- **Miss T Miller** **Ext 5809**

Item: **05**

Reference: **07/01218/LBC**

Applicant: **Hinckley And Bosworth Borough Council**

Location: **Atkin Bros Ltd Lower Bond Street Hinckley Leicestershire LE10 1QU**

Proposal: **DEMOLITION OF BUILDINGS**

Introduction:-

The application proposes the complete demolition of the former Atkins Brothers Factory buildings (unlisted) which are attached to the Grade II Listed Goddard Buildings in two locations, one along the Lower Bond Street frontage and the other to the rear adjacent the Unitarian Great Meeting Chapel boundary. The works include the re-grading of the site, which currently rises significantly from Lower Bond Street to Druid Street.

The site is located close to Hinckley Town Centre. The site consists of a range of buildings used in the hosiery industry, and is currently vacant. It is bounded by three roads; Lower Bond Street, Baines Lane and Druid Street, a public footpath links Lower Bond Street to Druid Street. Its principal frontage is to Lower Bond Street. A variety of uses and buildings including residential, commercial, and a chapel bound the site. Of particular note adjacent the site to the south east is the Unitarian Great Meeting Chapel, Grade II* listed; the Hollybush Public House to the north east, Grade II; the Museum, Grade II; and the Leicestershire County Council Social Services building to the north.

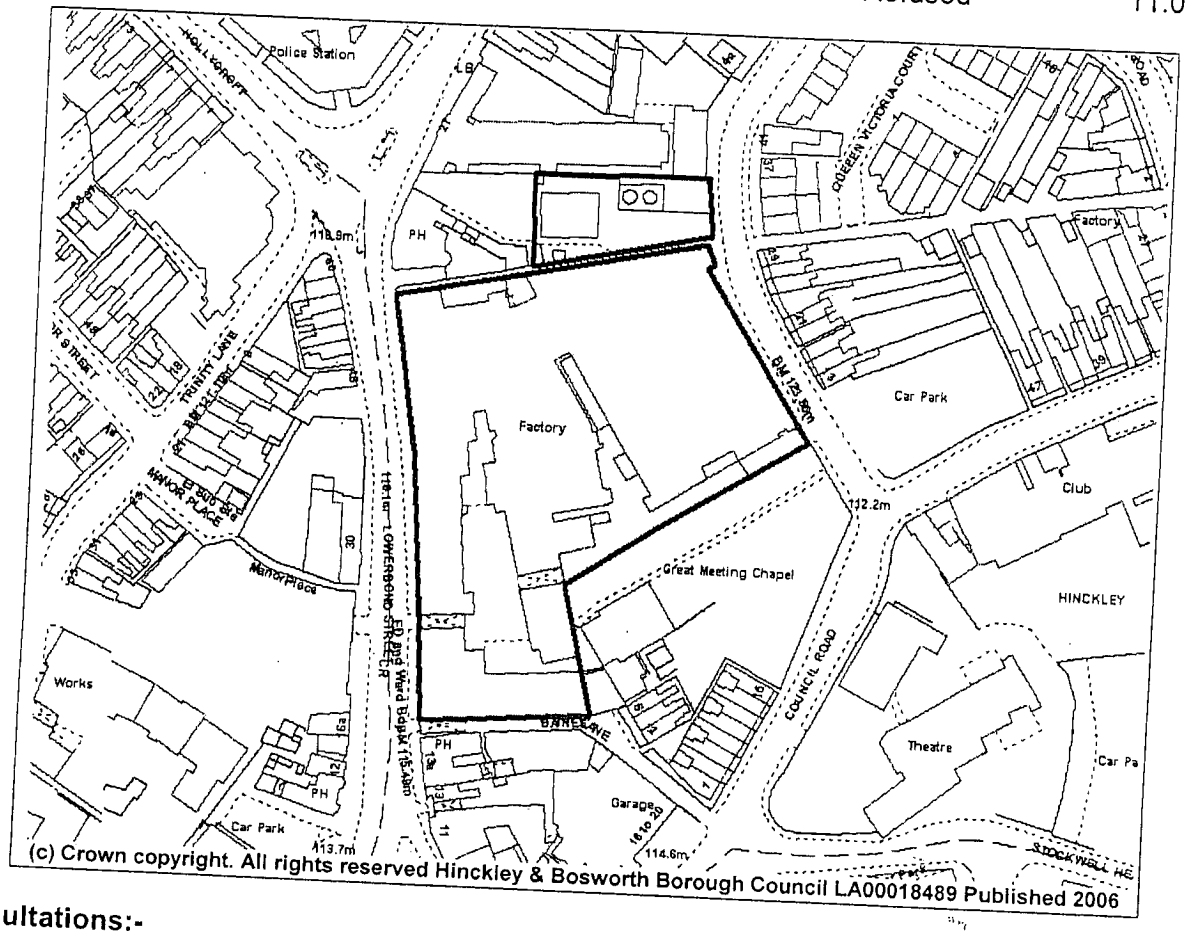
The Goddard building on Lower Bond Street provides a landmark building, dating back to the 1870's, as you enter and leave the town centre in a northerly direction. This building has been extended previously and this application proposes the demolition of these

additional buildings constructed between 1920 and 1970, one along the Lower Bond Street frontage and one to the rear of the site adjacent to the Unitarian Meeting Chapel boundary. The demolition of the buildings will facilitate the redevelopment of the site.

The application submitted included a bat roost visit report that indicates there are no signs of bat usage from the survey undertaken.

History:-

86/01000/4	Change of use from hosiery factory to gymnasium health club	Permitted	28.10.86
05/01111/FUL	Mixed use development of dwelling and work units with garages, landscaping and roads	Refused	11.01.06
05/01112/CON	Demolition of existing building	Refused	11.01.06



Consultations:-

The Council's Conservation Officer states that the buildings to be demolished dominate the Grade II chapel and has a detrimental impact on its setting. The proposal to demolish the factory building will improve the setting of the II* Unitarian Chapel.

At the time of writing the report no comments had been received from: -

Director of Highways, Transportation and Waste Management (Highways)
English Heritage
The Borough Council's Land Drainage Engineer
Ramblers Association
Georgian Group

Victorian Society
Council for British Archaeology
Society for Ancient Buildings
Ancient Monument Society
Director of Environment and Heritage Services (Ecology).

Development Plan Policies:-

The site is located within the Urban Area of Hinckley and forms part of the Hinckley Town Centre Renaissance Masterplan. It is a designated EMP1A site and is partly within the Town Centre Conservation Area, as identified in the adopted Hinckley and Bosworth Local Plan.

Structure Plan Policies

Environment Policy 1 'Historic Environment' of the adopted Structure Plan requires that development in Conservation Areas will be required to preserve or enhance the character and/or appearance of the area. Proposals for development on, in or adjacent to historic sites and buildings will be considered against the need to ensure their preservation and setting.

Local Plan Policies

Policy BE3 of the adopted Local Plan states that planning permission and listed building consent will not be granted for proposals that involve the demolition/partial demolition of a listed building unless there is a special, overriding justification for the buildings removal.

Policy BE4 of the adopted Local Plan states that permission will be granted for alterations to listed buildings providing it is demonstrated that the proposal would not detract from the architectural or historical character of the building.

Policy BE5 of the adopted Local Plan states that the settings of listed buildings will be preserved and enhanced by appropriate control, any other proposal, will be discouraged where it would threaten the future economic viability of a listed building.

Policy BE8 of the adopted Local Plan states that applications for the demolition of buildings in Conservation Areas will be refused except where it can be demonstrated a) that the loss of the building will not be detrimental to the character or appearance of the Conservation Area; and b) that there are proposals for its replacement which would preserve or enhance the character or appearance of the Conservation Area.

Within the Hinckley Town Centre Renaissance Masterplan adopted May 2006, Area 2: Atkins Factory, identifies the poor quality factory buildings fronting onto Druid Street and Lower Bond Street and indicates in figure 1.4 how demolition and redevelopment may be implemented. The Masterplan identifies the factory site (Area 2) for potential mixed use including residential, live/work and office/studio space for creative industries. The issues and aims are identified as the retention of the high quality historic Atkins Factory Building for mixed uses, and redevelopment of poor quality modern factory buildings for residential development; residential parking provided by internal courtyards; improved links to the Druid Quarter and provide natural surveillance of adjacent footpaths and public open space.

Appraisal:-

The site comprises a range of buildings which form the former Atkins Brothers Factory and Goddard buildings. The Atkins buildings comprise the later buildings on the site and are joined to the listed Goddard buildings. The buildings proposed to be demolished currently

dominate the Goddard building and two other listed buildings adjacent the site, the Hollybush Public House and the Unitarian Great Meeting Chapel. The removal of the buildings as proposed will expose the listed buildings and improve their setting and appearance considerably. It is considered that the proposals accord with Policy BE5 by virtue of the proposals not adversely affecting the setting of the listed building.

Where the Atkins buildings are currently linked to the Goddard building there will be openings at ground, first, second and third floor levels. The application proposes to infill these temporarily to maintain security of the building. Policy BE4 of the Local Plan allows alterations to listed buildings providing they do not detract from the architectural and historical character of the building. It is considered that the removal of the buildings, as stated above, will improve the appearance of the listed building. However, it is considered that in order to protect the architectural and historical character of the building the openings should be infilled properly using materials, bonding techniques and coursing to match the existing building. A condition is therefore suggested that requires the new areas of walling to be incorporated into the building to match.

Whilst a formal consultation response has not been received from English Heritage discussions with the English Heritage Inspectors at the time of listing the Goddard building indicated that they were unlikely to object to the demolition of the newer buildings. They further indicated that the buildings are of little heritage value. The Council's Conservation Officer has considered the proposals and fully supports the removal of the buildings that currently detract from the appearance of the listed buildings. It is considered that any future proposals to develop this site would need to be of high quality, buildings would need to be free standing with well designed space around them to enhance the setting of the listed buildings.

On the basis of this information it is considered that the application to demolish the buildings and re-grade the site is acceptable.

RECOMMENDATION:- PERMIT subject to the following conditions:-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE3; BE4; BE5; and BE8 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

2 Notwithstanding the details submitted, the new areas of walling to be incorporated into the building shall be constructed using materials, bonding techniques, coursing and other detailing to precisely match those of the existing building. Any other materials or detailing shall previously have been agreed in writing by the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 In the interests of the appearance and character of the Listed Building to accord with Policies BE3 and BE5 of the adopted Hinckley and 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.

Contact Officer:- **Miss T Miller** **Ext 5809**

Item: **06**

Reference: **07/01219/COU**

Applicant: **Mr J Andrews**

Location: **Springhill Farm Higham Lane Wykin Hinckley Leicestershire**

Proposal: **CHANGE OF USE FROM AGRICULTURAL TO COMMERCIAL / STORAGE (REVISED SCHEME)**

Introduction:-

This application was reported to the last meeting of this Committee when it was agreed that it should be refused in accordance with the Officer's recommendation. Following the Committee meeting, the Director of Highways, Transportation and Waste Management's comments were received the next day before the decision notice was issued. The comments recommended further reasons for refusal which had not been included in the original recommendation. In the circumstances, officers considered that the report should come before Members to consider this. The report is repeated for Members information with the necessary updates.

This is an application for the change of use of two agricultural buildings and one area of land to storage/warehouse use. The application is retrospective in part, and is a resubmission following refusal of an application for change of use of five 'units' from agricultural use to storage/warehousing.

The buildings are modern farm buildings, located within the farmyard complex which is accessed from a track, approximately 280 metres in length from Higham Lane. The farm is surrounded by agricultural land located a short distance from the village of Wykin.

Unit 1 (330 m2) currently used by a barge repairer
Unit 2(330 m2) currently in agricultural use
Area 3 (270 m2) currently used for the storage of vintage machinery will be cleared and is proposed to be used for caravan storage.

Currently, the building being used for car storage and the area of caravan storage applied for in the previously refused application, were still being utilised and form part of an on-going enforcement investigation.

Supporting evidence has been submitted on behalf of the applicant stating that this application forms part of the diversification of the farm. The holding comprises the existing farmhouse, buildings and approximately 30 hectares (75 acres) of agricultural and recreational land. The land is partly arable - 20 hectares (50 acres) and partially recreational being fishing lakes and amenity areas surrounding them. The arable land is not farmed by the applicant but by another local farmer. The site is accessed by a wide driveway and sufficient parking can be provided within the site. The proposed hours of operation are 9.00am to 5.00pm daily. It is anticipated that there will be 3 vehicle movements associated with the use per day.

Atkins Factory

The listed factory buildings on the Atkins site front Lower Bond Street and Baines Lane and are grade II. The other factory buildings on the site date from the 1920's and have very little heritage value.
The current setting of the adjacent Unitarian Chapel which is Grade II* listed, is very cramped being a few metres from an adjacent 1920/30's factory building on the Atkins site. This factory building dominates the chapel and has a detrimental impact on its setting. It is my recommendation that the proposal to demolish the factory building will improve the setting of the II* Unitarian Chapel. With regard to the other adjacent listed building, the Hollybush Public House, the proposal to demolish the adjacent 1970's factory will open an opportunity to improve the setting of the pub particularly if the proposal is to create an open space adjacent.
The other factories on the Atkins site are a mixture of single level north light buildings and multi storey factory buildings which have no heritage value.

During my visit with the English Heritage listing Inspector, Kate Ferne, at the time of listing, we discussed the Council's proposal for the whole site. I stated that, with the exception of the original Goddard designed buildings which front Lower Bond Street and Baines Lane, all other buildings on the site would be demolished. This will permit a new building to be constructed for the Hinckley and North Warkwickshire college and a multi story car park on the site. She raised no objections to this and considered the loss of the factory building fronting the Unitarian Chapel would improve both the chapel's and factory's setting.
During a subsequent visit with the East Midlands Inspector from English Heritage, Ann Bond, the proposed demolition was also discussed and she indicated that English Heritage were very unlikely to raise objections.

Barry Whirrity
Conservation Officer