DISCONS

Our Ref:

Your ref: 10/00213/FUL & 10/00214/LBC

21 April 2011

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Mr Robert Morgan
Administration Officer
Development Services,
Hinckley & Bosworth Borough Council
Council Offices,
Argents Mead,
Hinckley,
Leicestershire, LE10 1BZ

Dear Mr Morgan,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

Planning Permission: 10/00213/FUL
Listed Building Consent: 10/00214/LBC
Proposal: Conversion and Extensions of Buildings to Form 3 Dwellings
Location: The Pool House, Newtown Linford Lane, Groby
Applicant: Mr James Everson Crane

Following the recent site visit by Mr Whirrity and Mr Morgan and subsequent correspondence (your letter of 6 April and e-mail of 7 April) and telephone conversation between Mr Whirrity and the applicant Mr Everson Crane, I am now able to supply the following information which I hope will resolve the outstanding issues relating to the discharge of the pre-commencement conditions attached to Planning Permission ref: 10/00213/FUL and Listed Building Consent ref. 10/00214/LBC.

1. Planning Permission (ref: 10/00213/FUL)

1.1 *Condition No. 3: Schedule of Materials & Finishes*
After much debate regarding the finish to the external walls of the Pool House Lodge extension it is now our intention to construct these walls in stone that will be sourced from the site to match the original building, as per the telephone conversation between Mr Whirrity and the applicant Mr Everson Crane.

1.2 *Condition No. 5: Details of Rainwater Goods, Windows, Roof Light and Doors*
After the discussions on site, it is confirmed that the windows within Pool House Lodge and extension will use Slimlite double glazing units, as agreed. Attached are revised drawings for the door/window combinations [dwg nos. DD/PHL/01 & DD/PHL/02] clearly annotated to show the use of Slimlite double glazing units.

1.3 *Condition No. 8: Working Design, Methods Statement and Timetable of Works to Prevent Undue Adverse Impact to Groby Pool*
In respect of the comments from Natural England, to ensure that the development does not adversely affect Groby Pool and Wood SSSI, can I confirm that:

- The development is connected to the main public sewer so there will be no discharge or waste into the SSSI from this development either during or after construction;
- The existing septic tanks will be shut off and there will be no discharge into the Groby Pool and Woods SSSI or any waterbody serving the SSSI.

However the provision of anti-glare glazing in our view is unnecessary. There no large glazing units proposed in the new extensions, and very little new glazing on the outward facing elevations towards the pool and woods and as you know we have made great efforts to either match existing windows or install slim double glazing units to preserve the historic character of the buildings. In our view the new windows and extent of new glazing proposed in the development do not pose a significant risk to bird activity in the SSSI.

1.4 *Condition No. 12: Details of Methods to Support & Retain Existing Buildings and Structures During Works*
Pool House Lodge: Whilst we are awaiting a visit from the Building Inspector to inspect the support structures on site, the walls to Pool House Lodge are being rebuilt and the roof structure installed which will clearly stabilise the whole building and allow the existing supporting structures to be removed.

2. Listed Building Consent (ref. 10/00214/LBC)

2.1 *Condition No. 3: Schedule of Materials & Finishes*
See section 1.1 above.

2.2 *Condition No. 5: Details of Rainwater Goods, Windows, Roof light and Doors*
See section 1.2 above.

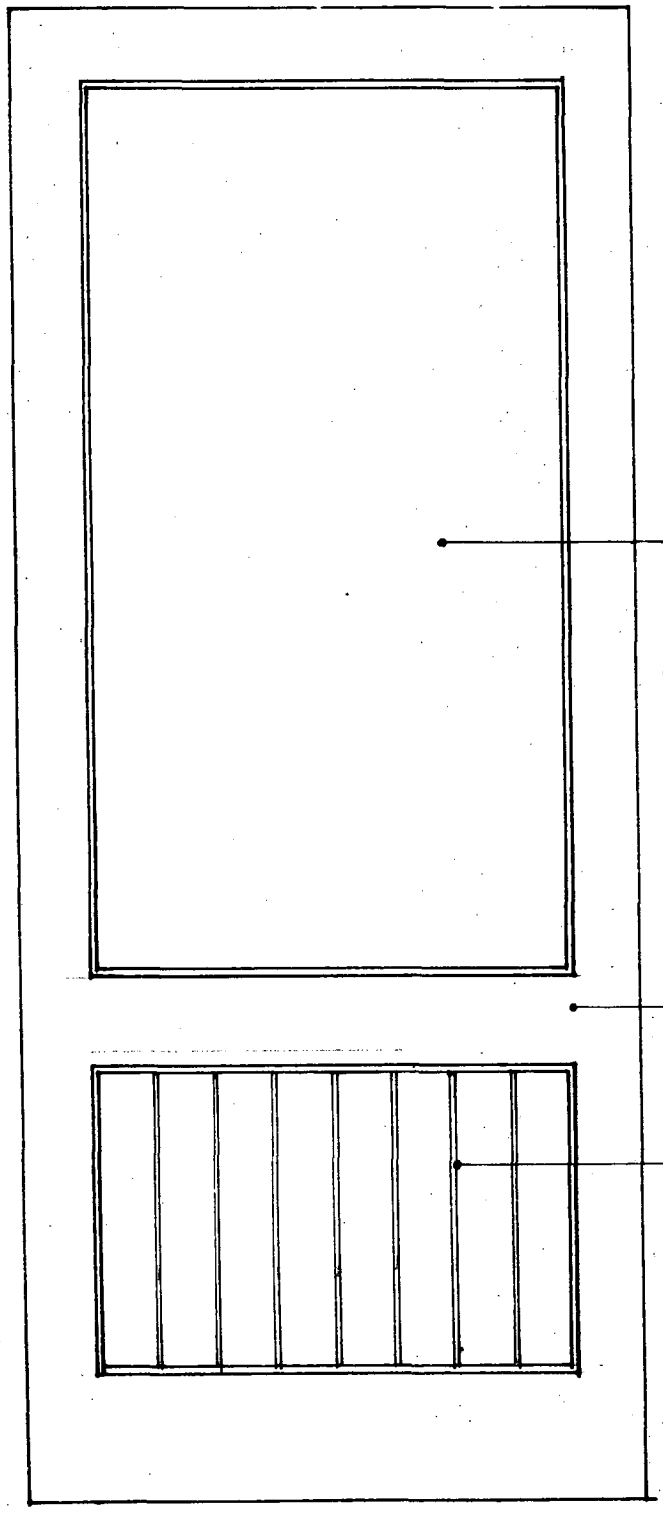
I look forward to hearing from you and hopefully this information should now enable the Council to discharge all the outstanding matters but if there any problems then please call me on: 01509 828288.

Yours sincerely,



Stephen Bradwell

POOL HOUSE LODGE
THE BARN.
MAIDS COTTAGE



DOOR ELEVATION POOL HOUSE LODGE
FRENCH DOORS TO KITCHEN/DINING
SINGLE DOORS TO UTILITY & LIVING. RM.
(FRENCH DOORS TO LIVING NARROW
MODULE TO SUITE 1200 FRAME)

SCALE 1:10

DETAIL DRW. Nº DD/PHL/01.