

**Substantive response of the Local Highway
Authority to a planning consultation received
under The Development Management Order.**

Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 23/01014/CONDIT

Highway Reference Number: 2023/1014/04/H

Application Address: Essentia House 56 Upper Bond Street Hinckley Leicestershire LE10 1RS

Application Type: Variation of Condition (s73)

Description of Application:

Variation of Condition 7 (details of windows and doors) and 2 (plans and elevation) of planning application 19/00982/FUL.

GENERAL DETAILS

Planning Case Officer: Satbir Jandu

Applicant: Dr Sarfraz Ahmad

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Class B

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No objection

The LHA have no objection to the application to vary Condition 2 and Condition 7.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on an application to vary conditions 2 (Plans and Elevation) and 7 (Details Of Windows and Doors) attached to planning permission 19/00982/FUL.

The above application granted planning permission for the change of use and conversion of factory building including three storey side extensions and alterations to elevations to elevations to form 35 residential apartments at Essentia House, 56 Upper Bond Street, Hinckley.

Condition 2

For the avoidance of doubt - Condition 2 states:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan Drawing No. BR09, Proposed Basement and Ground Floor Plans Drawing No. BR02, Proposed Roof Plan Drawing No. BR06 and Proposed North and Side Elevations Drawing No. BR07 received by the local planning authority on 19 September 2019; Proposed Site Plan Drawing No. BR01 Rev B received by the local planning authority on 5 December 2019; Proposed East (Front) and West (Rear) Elevations Drawing No. BR08 Rev A received by the local planning authority on 14 January 2020; Proposed First Floor Plan Drawing No. BR03 Rev A, Proposed Second Floor Plan Drawing No. BR04 Rev A and Proposed Loft Floor Plan Drawing No. BR05 Rev A received by the local planning authority on 10 March 2020.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

For the avoidance of doubt - Condition 7 states :

7. Notwithstanding the submitted details, the windows and doors within the retained part of the building shall not be altered or replaced and no development above foundation level of the extensions and alterations hereby permitted shall commence on site until full details of the window and door types, including representative samples of the types and colours of materials to be used on the external elevations, style, reveal, cill, and header treatment have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Highway Comments:

The LHA have assessed the plans submitted by the applicant in conjunction with information conveyed via the application form. The proposed changes relate to the windows and stonework surrounding them. These changes have no effect on the highway safety considerations conveyed through to the Local Planning Authority (LPA) by the LHA on the consultation response issued 11 December 2019. The LHA therefore have no objection to the application to vary Condition 2 and Condition 7.

Date Received
23 November 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
14 December 2023