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Sent: 02 September 2026 08:58:42 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00731/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 02/09/2026 8:58 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	26/00731/FUL
Address:	Post Office Station Road Hinckley Leicestershire LE10 1AW
Proposal:	Conversion of existing post office building to 13 bedroom luxury HMO (House in Multiple Occupation). Variation of previous application for 12 bedrooms ref. 26/00045/FUL
Case Officer:	Alex Jelley

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Comments Details

Comments:	As noted in section 3.4.1 of the Noise Impact Assessment this location is affected by both road noise and noise for the night time economy which it was stated to have raised the background noise levels. Bearing this in mind I would recommend that mechanical ventilation is added to those habitable rooms facing the adjacent bar to ensure that adequate ventilation is provided with windows closed. Recommendations for mitigation (glazing/ventilation) have been provided which appear satisfactory (notwithstanding the comments above). A scheme for noise mitigation should be finalised and submitted for agreement- this may be conditioned. Recommendations have been provided relating to external fixed
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plant/equipment and this should be conditioned.

I recommend the following conditions:

C40. Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from external noise has been submitted to and approved by the Local Planning Authority
- b) All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Noise- External Plant

The rating level of the noise emitted from any fixed plant and equipment (mechanical and electrical) shall not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Kind regards

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