

APPROVAL



Council Offices, Desford Road, Narborough, Leicester, LE19 2EP

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT

Name and Address of Applicant

Venture Properties Group Ltd
C/o The Agent

Name and Address of Agent

Mr Nick Cox
Pegasus Group
4 The Courtyard
Church Street
Lockington
Derby
DE74 2SL

Part -1 Particulars of Application

Date of Application 15 September 2021 Application No. **21/1110/LBC**

Particulars and Location of Development

Demolition of existing building

Unit 4 254 Braunstone Lane Braunstone Town Leicestershire

Part -2 Particulars of Decision

The Blaby District Council **GRANTS** listed building consent for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

Subject to the following conditions –

- 1 The works to which this consent relates shall be begun within three years from the date of this consent.
- 2 The demolition works hereby approved shall be carried out in strict accordance with the following approved plans;

Site Location- Demolition, Scale 1:1250, Dwg no 100-450/(P)047A

Received by the District Planning Authority on the 15 September 2021

- 3 Within one month of demolition, the materials and debris associated with the demolished building shall be removed from site.

Date: 28 October 2022
21/1110/LBC


Proper Officer of the Council



- 4 No development (including works of demolition) shall commence until a Demolition Method Statement has been submitted to, and approved in writing, by the District Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction period. The statement shall provide for:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading/unloading and storage of plant, materials, oils, fuels, and chemicals;
 - c) wheel washing facilities and road cleaning arrangements;
 - d) measures to control the emission of dust and dirt during demolition;
 - e) a scheme for recycling/disposing of waste resulting from demolition works
 - f) hours of demolition, including deliveries and removal of materials;
 - g) full details of any piling technique to be employed, if relevant;
 - h) location of temporary buildings and associated generators, compounds, structures and enclosures;
 - i) full details of any floodlighting to be installed associated with the demolition works)
 - j) Measures to control the emissions of noise during demolition referring to appropriate standards
 - k) site access arrangements for demolition vehicles
- 5 The curtilage listed building shall not be demolished until such time as the development approved in planning permission 20/1373/FUL has commenced.

The reasons for these conditions are-

- 1 To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity
- 4 In the interest of residential amenity.
- 5 To give assurance that the development permitted in planning permission 20/1373/FUL will be implemented before the curtilage listed building is allowed to be demolished.

NOTES TO APPLICANT

Date: 28 October 2022
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Proper Officer of the Council



1. The development hereby permitted must be carried out in complete accordance with the approved plans. If changes are made to the approved scheme, whether INTERNALLY or EXTERNALLY, the development will not be in accordance with this grant of planning permission, it therefore would not benefit from planning permission and may result in enforcement action.
2. When Central Government introduced changes to the fees to be submitted in respect of planning applications, it also introduced a fee to be paid for the discharge of conditions attached to the permission. The fee is payable in respect of each request to discharge conditions, not for individual conditions. I would suggest that if there are a number of conditions which need to be discharged, they are grouped into one request.

You should keep the decision of the Council in respect of discharged conditions as a fee is now also paid for each request confirming that conditions have been discharged.

3. The applicant is reminded of their responsibility for ensuring that relevant precautions are implemented to minimise the potential for disturbance to the neighbouring properties in terms of dust, noise and vibration during the construction phases of the development. This should include not working outside regular daytime hours and implementing dust suppressing measures during development. The granting of this planning permission does not indemnify against statutory action being taken should substantiated noise or dust complaints be received.

SUMMARY OF REASONS FOR RECOMMENDATION AND RELEVANT DEVELOPMENT PLAN POLICIES

- 1 The District Planning Authority has reached its decision taking into account the advice contained within paragraph 38 of the National Planning Policy Framework and, where possible, has worked proactively with the applicants to seek solutions to problems arising in relation to dealing with the planning application.

Venture Properties Group Ltd

Date: 28 October 2022
My Ref: Development Monitoring
Contact: Planning Enforcement Team
Tel No: 0116 272 7521
Email: planning.enforcement@blaby.gov.uk

Dear Sir/Madam

Development Monitoring

The enclosed planning permission has been granted and is subject to all the planning conditions attached to and forming part of the planning permission. Failure to comply with these conditions will be a breach of planning control which may result in your development being unauthorised and subject to enforcement and/or legal action.

Therefore you should ensure that you notify the Planning Enforcement Section at least 4 weeks prior to commencement of the development to ensure that all pre-commencement conditions have been discharged and complied with. Please contact me using the details at the top of this communication.

It should also be noted that the site will be monitored to ensure:-

- (a) compliance with all conditions attached to the planning permission and;
- (b) the development is carried out in accordance with the approved plans.

I look forward to your co-operation with this matter however, if you require any further information or assistance please do not hesitate to contact me.

Yours faithfully

Planning Enforcement Team

From: Planning Mailbox <planning@blaby.gov.uk>
Sent: 06 Oct 2021 12:22:57
To: tom.white@blaby.gov.uk, DMS.Development.Control@blaby.gov.uk
Cc:
Subject: FW: 21/1110/LBC - Consultation Response
Attachments:

From: Kim Cusack <kim.cusack@braunstonetowncouncil.org.uk>
Sent: 06 October 2021 11:24
To: Planning Mailbox <planning@blaby.gov.uk>
Subject: 21/1110/LBC - Consultation Response

For the Attention of Tom White,

Please find below Braunstone Town Council's observations on a planning application.

Application No: 21/1110/LBC

Description: Demolition of existing building

Location: Unit 4 254 Braunstone Lane Braunstone Town
Leicestershire (Winstanley Ward)

Response: *Braunstone Town Council recommends that the following conditions should be applied in the event of any approval:*

- (a) no demolition to take place unless the associated planning application 20/1373/FUL, referred to in the reason for making the Listed Building Consent Application, was approved;*
- (b) in respect of (a) above, demolition must be necessary to facilitate the development and evidenced in a construction method statement submitted as part of application 20/1373/FUL; and*
- (c) in the event that the application 20/1373/FUL was rejected, no demolition nor any further external alterations being permitted to any building within the curtilage of 254 Braunstone Lane without a specific Listed Building Consent application being submitted and approved.*

Reason: *While the building subject to this application was a 20th Century construction with little heritage value, 254 Braunstone Lane itself was a Grade 2 listed building; therefore:*

- (a) a full heritage impact assessment would need to be carried out on the impact of the proposed development (20/1373/FUL) on the heritage assets and local distinctiveness of Braunstone Village, including the impact resulting from any demolition of the building identified in this Listed Building Consent Application, in order to ensure the protection of these*

heritage assets;

- (b) to avoid any adverse impact on the listed buildings of Braunstone Village from construction, vibration and heavy machinery and to ensure the preservation of these heritage assets; and*
- (c) to ensure that design solutions would preserve and enhance the heritage and local distinctiveness of Braunstone Village.*

If you have any queries, please do not hesitate to contact me.

Kind regards

Darren Tilley,
Executive Officer, Town Clerk & Responsible Financial Officer,
Braunstone Town Council.
Telephone (PA): 0116 2899270
Fax: 0116 2824785
Email: darren.tilley@braunstonetowncouncil.org.uk
Website: www.braunstonetowncouncil.org.uk

BRAUNSTONE TOWN COVID-19 COMMUNITY RESPONSE

Our dedicated web pages at: <https://www.braunstonetowncouncil.org.uk/index.php/community-response> provides a central point of information and contact information for those seeking support and those who wish to offer support. A Facebook Group <https://www.facebook.com/groups/BTresponse/> has also been established to enable volunteers, residents who need support and others to share information and provide support. Enquiries can be made weekdays (excluding Bank Holidays) 9am-1pm & 2pm-5pm on 0116 289 0045 or enquiries@braunstonetowncouncil.org.uk

