



Leicester
City Council

PLANNING PERMISSION

Applicant:

GAYASHIMA PROPERTIES
MR DINESH KOTECHA
C/O SURIN FASHIONS
160 BELGRAVE ROAD
LEICESTER
LE4 5AU

Agent (if any):

PART 1 - PARTICULARS OF APPLICATION - no: 20131872

DATE OF APPLICATION:	5 June 2013
LOCATION OF PROPOSAL:	160 BELGRAVE ROAD, BELGRAVE COMMERCIAL CENTRE
DETAILS OF PROPOSAL:	EXTENSION OF TIME LIMIT FOR IMPLEMENTATION OF PLANNING PERMISSION 20100159 (CHANGE OF USE OF FIRST, SECOND AND THIRD FLOORS AND PART OF GROUND FLOOR FROM INDUSTRIAL (CLASS B2) TO APARTMENT HOTEL (CLASS C1); NEW FOURTH AND FIFTH FLOORS TO FORM APARTMENT HOTEL (CLASS C1); EXTERNAL ALTERATIONS; ASSOCIATED CAR PARKING)

PART 2 - PARTICULARS OF DECISION

Town and Country Planning Act 1990

Leicester City Council grants Planning Permission for the carrying out of the development referred to in Part 1 above in accordance with the application and plans submitted subject to the following conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Before the development is begun, samples of the materials to be used on all external elevations shall be agreed in writing between the applicant and the City Council as local planning authority. The development shall be carried out in accordance with the agreed details. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03)

M. Richardson
Head of Planning

Date: 30 December 2013

3. Before the development is begun, details of the design of the windows and of the proposed ground floor entrance shall be agreed in writing between the applicant and the City Council as local planning authority. The development shall be carried out in accordance with the agreed details. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03)
4. Before the development is begun details of the bin store shall be submitted to and agreed in writing with the City Council as local planning authority. The store shall be provided in accordance with the agreed details prior to the occupation of any part of the development and thereafter remain permanently available for use. (In the interest of the satisfactory development of the site and in accordance with policy PS10 of the City of Leicester Local Plan).
5. Before the development is begun full details of how the development will contribute towards the regional and local plan target of 17% of renewable energy of the total predicted energy demand for the site shall be submitted to and agreed in writing with the City Council as local planning authority. Before any part of the development is occupied evidence will be required demonstrating satisfactory operation of the agreed scheme, including on site installation, in accordance with the agreed details. (To ensure sustainable energy efficiency in accordance with policy BE16 of the Leicester Local Plan and Core Strategy policy CS02).
6. Before the development is begun details of safe and secure cycle and powered two wheel parking shall be submitted to and agreed with the City Council as local planning authority, and shall be provided prior to the occupation of any part of the development and thereafter remain permanently available for use. (In the interest of the satisfactory development of the site and in accordance with policy AM02 of the City of Leicester Local Plan and Core Strategy policy CS15).
7. A Travel Plan relating to the development, which shall identify modal splits, proposals, targets, objectives, time scales and monitoring techniques, for discouraging the use of private cars to and from the development and encouraging the use of alternative means of travel, including increased use of public transport, shall be submitted to and agreed by the City Council as the local planning authority before the development is begun, and implemented in accordance with the agreed details. The Travel Plan shall include a separate Car Parking Management Plan. The Travel Plan shall include provision for transport mode, measures to minimise pollution, and travel pattern surveys to be conducted every twelve months or at intervals to be agreed from the first occupation of the development until an agreed date, and shall examine the contribution that can be made by walking, cycling, use of public transport, and the control of car parking including the employment of parking attendants. The Plan shall also require a sustainable Notice Board to be installed within the accommodation, to display walking, cycling and bus maps, and latest relevant bus timetable information, to be implemented in accordance with details to be agreed before the first occupation of the development. The Travel Plan shall be carried out as agreed. (In the interest of sustainable development and in accordance with policies AM01, AM02, AM11 and PS10 of the City of Leicester Local Plan and Core Strategy policy CS15).

M. Richardson
Head of Planning

Date: 30 December 2013

8. Before the development is begun, drainage works for the disposal of both surface water and foul sewage shall be agreed in writing with the City Council as local planning authority. These works shall be carried out in accordance with the agreed details. (To ensure that the development is provided with a satisfactory means of drainage, to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution, in accordance with policies PS11 and BE20 of the City of Leicester Local Plan and Core Strategy policy CS02)
9. This consent shall relate solely to the drawings ref 28108 / PL-SP-002, PL-P-005, PL-P-006, PL-P-007, PL-P-008, PL-P-009, PL-E-003, PL-E-004, PL-E-005, and PL-E-006 received by the City Council as local planning authority on 4 February 2010. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. Condition 5 assumes an estimated total annual energy demand of 308, 880kWh/annum. The agreed scheme will need to operate to a satisfactory performance in terms of a renewable energy actual percentage of actual consumption.
2. With regard to the Travel Plan referred to in condition 10, the applicant is advised to contact Bal Minhas in the Highway Authority on 0116 4542849.
3. The applicant is reminded that permission is granted for use class C1 only, and no permission is granted for C3 or hostel use or any use falling outside use class C1.

DEVELOPMENT PLAN POLICIES CONSIDERED RELATING TO THIS DECISION

2006_AM01	Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
2006_AM02	Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
2006_AM11	Proposals for parking provision for non-residential development should not exceed the maximum standards specified in Appendix 01.
2006_AM12	Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.
2006_BE16	Planning permission will be granted for the development of renewable energy installations where local impacts are not outweighed by wider benefits. Major developments must realise their potential for incorporating renewable energy technologies.
2006_BE20	Developments that are likely to create flood risk onsite or elsewhere will only be permitted if adequate mitigation measures can be implemented.
2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2006_SPA05	Key City Centre uses and facilities will be required to locate on appropriate sites within the City Centre.
2010_CS01	The overall objective of the Core Strategy is to ensure that Leicester develops as a sustainable city, with an improved quality of life for all its citizens. The policy includes guidelines for the location of housing and other development.
2010_CS02	Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.

M. Richardson
Head of Planning

Date: 30 December 2013

- 2010_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
- 2010_CS10 The Council will seek to ensure that Leicester has a thriving and diverse business community that attracts jobs and investment to the City. The policy sets out proposals to achieve this objective.
- 2010_CS12 In recognition of the City Centre's role in the City's economy and wider regeneration, the policy sets out strategies and measures to promote its growth as a sub-regional shopping, leisure, historic and cultural destination, and the most accessible and sustainable location for main town centre uses.
- 2010_CS14 The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.

You have been granted PLANNING PERMISSION. The decision has been reached taking into account paragraphs 186-187 of the National Planning Policy Framework. Please read these notes carefully.

Appeals to the Secretary of State. If the applicant is aggrieved by the decision of the City Council to grant approval subject to conditions, he/she may appeal to the Secretary of State for Communities and Local Government under Sections 78 and 79 of the Town and Country Planning Act 1990, within six months of the date of this notice, using a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State may allow a longer period to appeal, but will normally only do so if there are special circumstances which excuse the delay in appealing. The Secretary of State need not consider an appeal if he/she believes that the Council could not have granted approval without the conditions it imposed, having regard to the statutory requirements, the provisions of a development order, or any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Council based its decision on a direction given by him/her.

Purchase notices. If either the Council or the Secretary of State grant approval subject to conditions, and the owner of the land claims that it cannot be put to a reasonably beneficial use in its existing state, nor can it be made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve a purchase notice on the City Council requiring it to purchase his/her interest in the land under the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation. In certain circumstances, compensation may be claimed from the City Council if the Secretary of State grants approval subject to conditions; these circumstances are set out in Section 114 of the Town and Country Planning Act 1990.

Other Acts and Regulations. This permission covers only consent under the acts and regulations stated on Page 1. It does not give permission to alter or demolish a listed building or demolish an unlisted building in a conservation area unless specifically authorised. Permission under other regulations may also be required: amongst other things the consent of the city council may be required under the Building Regulations; and if the proposals affect land within the limits of a highway, the separate consent of the highway authority will also be required. It is the applicant's responsibility to obtain all necessary consents before proceeding with the development.

Property Numbering. Your development may involve the formation of new properties which are required to be numbered. To enquire about or arrange for the numbering of properties, the developer should contact the council's Property Numbering service (telephone (0116) 454 2995; email: property.numbering@leicester.gov.uk) at the time of development. Please note that the Royal Mail will not issue a postcode for new properties until the property has been formally numbered.

Inclusive Access & Design. Providers of goods and/or services (including public authorities): your attention is drawn to the Equalities Act 2010, which makes it unlawful to discriminate against disabled people and others with defined 'protected characteristics'. The requirements of the Act should be reflected in the detailed design, fit out and management of your building or development, in addition to any specific requirements of this planning approval. More information is available on the City Council's web site:

M. Richardson
Head of Planning

Date: 30 December 2013

www.leicester.gov.uk/inclusivedesign or from the council's Disabled Persons Access Officer, tel. 0116 454 3027.

Fire Brigade Access to Buildings. The Building Regulations 2000 (as amended) and Section 50 of the Leicestershire Act 1985 makes provision for the Fire Brigade to gain access to buildings. Requirements may be made when the scheme is submitted for approval under the Building Regulations. Please contact the Council's Building Control Office (telephone (0116) 454 3160) for more information.

Date: 30 December 2013

M. Richardson
Head of Planning

Please quote the application number in any correspondence, which should be sent to: Planning, New Walk Centre (A8), Welford Place, Leicester LE1 6ZG. Email: planning@leicester.gov.uk. Telephone (0116) 252 7000.