

Name:
Address:

Date:

Sarah Worrall
Planning and Development
North West Leicestershire District Council
Council Offices
Coalville
LE67 3FJ

Dear Ms Worrall

Planning Application Number 14/00104/FULM

I am writing in respect to the application for the **Erection of a Two Storey Pavilion and Kiosk.**

I OBJECT to the proposed development on the following basis.

I would firstly like to draw your attention to what I see has been a failure of the developer to properly consult the Community on such an integral part of Ashby.

The nature and positioning of the proposed “Pavilion” and “Kiosk”

- **Policy R13.** A substantial part of the proposed use of the new ‘pavilion’ and ‘kiosk’ is A3 (restaurants, pubs, snack bars, cafes, wine bars, shops for sale of hot food). This is directly contrary to the usage permitted on the site. I believe it is unsuitable usage for such a position, as it is a residential area and a tranquil park setting.
- **NPPF 132.** Erection of the “pavilion” between The Royal Hotel and Rawdon Terrace would substantially harm the significance of these important heritage assets through development within their setting. It is a high building, that appears larger than The Royal Hotel and around twice the size of Rawdon Terrace. Its design and size would not work in this setting. It would detract, rather than set off the existing, significant heritage buildings.
- **LP E10 and E16.** The “pavilion” would be detrimental to the character and appearance of the Conservation Area, particularly the Royal Hotel and Rawdon Terrace, in terms of its;
 - Scale, proportions, massing, layout, grouping and setting – I am very concerned about its imposing frontage onto the Bath Grounds when viewed from there;
 - Detailing and materials of construction – which have little in common with the Royal Hotel and Rawdon Terrace or the original Baths on the site of which it would stand.

The “pavilion” would result in loss of the important views within, into and out of the Conservation Area – the view of the closely architecturally paired Royal Hotel and Rawdon Terrace from the Bath Grounds will be irrevocably spoilt by the imposition of this large and imposing two storey building in front of and between them.

Yours Sincerely