

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00585/DISCON
Applicant: Mr John Cooper
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: Unit 2 Arthur Street Barwell

**Application to discharge condition 3 (Materials) from planning application
24/00253/FUL**

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 3

Before the commencement of the above ground works, representative samples of the types and colours of materials to be used on the external elevations of the proposed development and boundary walls hereby permitted shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

C3 Materials

Blue Bricks for DPC

Riven Edgemere Roof Tiles

Desford Commissioning Brick Canche 3 (Sample)

Consultees / Assessed by:

Compliance & Monitoring Officer
Conservation Officer

Conclusion / Summary:

Condition 3

A textured orange coloured brick with various tones within a pallet is proposed for the elevations to the new unit along with riven Edgemere roof tiles and white upvc windows with a blue brick for DPC. The proposed materials reflect those of the area in appearance and provide a more suitable roof tile than initially intimated in the original application. The details demonstrate to the Conservation Officer that the development will have a satisfactory appearance in the interests of visual amenity and adjacent conservation area to accord with Policy DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials - Discharge