Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Richard Wright
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Your Ref:
Our Ref: 11/00408/FUL
Date: 23 November 2011

Hinckley & Bosworth Borough Council

A Borough to be proud of

Mr Adam Sanderson
100 Newbold Road
Desford
Leicestershire
LE9 9GS

Dear Mr Sanderson

Application: 11/00408/FUL - Garland Farm, Garland Lane, Barlestone, Leicestershire

I refer to your application for approval of details reserved by condition dated 30 August 2011 and any additional details which followed the submission. I am able to provide you with an updated response.

Condition No	Requirement	Details submitted	LPA response
Condition 4	Representative samples of materials	<u>Roof</u> 400x200 reclaimed slate for existing slate roofs 400x220 Spanish slate for new pitched roof areas <u>Timber Cladding</u> 150x25 feather edge boards pressure impregnated clear preservative <u>Bricks, Plot 1</u> Front elevation – Aston Red Sandfaced Rear elevation – 73mm Victorian Red reclaimed brick <u>Bricks, Plot 2</u> Warwickshire Old English	Roof materials are both **Acceptable.** Timber Cladding is **Acceptable**. **Acceptable –it is suggested that weathering techniques be used on the new brickwork to minimise any differences between the existing and new brickwork.** **Acceptable** **Acceptable**
Condition 5	Full details of all service installations, rainwater goods, doors, windows and conservation roof lights	<u>Rainwater Goods</u> Black 100mm half round guttering, 76mm diameter down pipes as per submitted samples list	Rainwater Goods - **Acceptable**

		Roof Lights Velux Model No. GGL 3059 (55 mm x 98 mm in natural pine soft wood with clear lacquer finish) together with EDN 2000 single slate recessed flashing as per email dated 4 November 2011 Windows Purpose made Benlowe New Era Redwood timber casement windows with all front windows stained in oak finish and rear elevation doors and windows on plot 1 finished in classic Duck Egg, see Window Detail drawing (scale 1:20) and email from applicant dated 3 November 2011 Doors, Plot 1 Front elevations – ledged and braced style timber doors stained in oak finish with matchboard. Rear elevations – full glazed soft wood doors stained in oak finish see email from applicant dated 3 November 2011 Doors, Plot 2 Integrated full glazed soft wood doors stained in oak finish to all openings see email from applicant dated 3 November 2011 Services Statement Internal or underground installations	Roof Lights & Flashing – **Acceptable** Windows – **Acceptable** Doors – **Acceptable** Doors – **Acceptable** Services Installation – details Acceptable. **The details submitted are acceptable towards discharge of this condition. The development shall be carried out in accordance with these approved details.**
Condition 10	Scheme for the investigation of any land contamination	Amended Phase 1 and Phase 2 Addendum Environmental Investigation produced by Castledine & Co Environmental Consultants	Following consultation with Environmental Health, 07.10.2011, details are Acceptable. Development shall be carried out in accordance with the approved details. **Validation that the proposed works have been completed will be required in order to fully discharge the condition.**

Condition 12	Landscaping Scheme	Landscaping Plan as amended 8 November 2011 Implementation schedule together with email dated 3 November 2011 in respect of fencing.	Landscaping - **Acceptable** **Implementation schedule – Acceptable.** **The details submitted are acceptable towards discharge of this condition. The development shall be carried out in accordance with the approved details.**

Further to your email dated 4 November 2011, the proposed locations of the air to water heating units is considered to be acceptable in respect of any potential impact on the visual appearance of the site.

Yours sincerely

Richard Wright
Area Planning Officer