

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

CONDITION DISCHARGED

Name and Address of Applicant

Mr Charlie Green
50 Ingeton Close
Nuneaton
Hinckley
Leicestershire
CV11 6WB

Name and Address of Agent (if any)

Miss Lizzie Beresford
LB Planning
Office 5
The Forest Rock Offices
Leicester Road
Whitwick
LE67 5GQ

Part I – Particulars of Application

Planning Reference: 26/00533/DISCON
Application Site: Cottage Farm, Kirkby Lane, Newbold Verdon
Proposal: Application to discharge condition 3 (materials) from
planning permission 26/00092/CONDIT

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following condition:

Condition 3 (Materials)

- C3, Materials
- C3, Brick Sample
- C3, Email from agent confirming change of colour to office/utility doors

The details submitted are **ACCEPTABLE** and the condition is **DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition.

Date: 15th July 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 03 (Materials):

'No development above foundation level shall commence on site until representative sample of the types and colours of materials to be used on the external elevations of the structures hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Additionally, prior to the commencement of development above foundation level, details outlining

Brick details (including material, colour and bond)

Roof tile (including material and colour)

Window and doors (including style, specification, frame material, finish, colour, reveal and cill treatments)

Rainwater goods (including style, specification, frame and colour)

These details shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with these approved details.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, DM10 and DM14 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).'

Consultee responses:

N/A

Assessment:

The information submitted identifies the use of Vandersanden Old Farmhouse bricks to the walls, Marley Ashmore interlocking concrete smooth grey tiles to the roof and agate grey uPVC flush sash units with trickle vents and 85mm cills to the windows which would sit on sandstone cills. Matching aluminium units would be used to the bi-fold doors and a solid oak with a shallow arch top and a solid oak frame would be used to the front door. The proposed rainwater goods will comprise agate grey fascia and soffit boards, with black square gutters and downpipes. All of the materials which would complement the site's rural location and would retain the character of the area.

The proposed doors serving the office and utility room were originally proposed to comprise composite in a claystone finish with a white frame and satin glazing, however the finish has colour has since been altered to agate grey to match the proposed windows and bi-folds to ensure a unified appearance.

The materials as a whole would ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policies DM4, DM10 and DM14 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to Applicant:

- Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at:

www.gov.uk/appeal-planning-decision

Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.

- Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.