

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Joe Fleetwood, Planning Officer
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Our Ref: 25/00031/NMA
Date: 11 February 2025



**Hinckley & Bosworth
Borough Council**

Mrs Gould
C/o Mr Daniel Nestoruk
InkDrawn
Windermere House
47 New Walk
Leicester
LE1 6TE

Dear Sir/ Madam

APPLICATION NO: 25/00031/NMA

Address: 122 Station Road, Market Bosworth, Nuneaton, Leicestershire

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at 122 Station Road, Market Bosworth, Nuneaton, Leicestershire, CV13 0NP.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 21/00439/FUL:

Amendment to include a new chimney and porch

The proposal is considered acceptable subject to conditions as imposed on application 21/00439/FUL, and additional/amended conditions as detailed below:

1. The non-material amendment hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan Drg No. 1111-INK-STN-ZZ-DR-A-01001
Approved and Proposed Block Plan Drg No. 1111-INK-STN-ZZ-DR-A-01503
Proposed Floor Plan / Elevations / Roof Plan Drg No. 1111-INK-STN-ZZ-DR-A-01505

Reason: To ensure a satisfactory appearance and impact of the development and to accord with Policies DM1 and DM10 of the Site Allocations and Development Management Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 21/00439/FUL).

Yours faithfully



Christopher Brown MRTPI
Head of Planning