

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00817/DISCON
Applicant: Mr Jon Lewis
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Michealmas Cottage 138 Sapcote Road Burbage

Application to discharge C3 (Materials) attached to planning permission 22/00120/FUL

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

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

C3 Banding Detailing to Plots – Received 12/10/2025

C3 Materials – Received 29/08/2025

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Proposed materials include a reclaimed shire brick which has an overall smooth appearance in a light reddish colouring with some bricks within the pallet having white / darker areas creating the design and overall appearance of a salvaged bricking giving a traditional and characterful aesthetic to that of a traditional farmhouse. A Sandtoft 20/20 roof tile is proposed in antique slate which will also provide a traditional clay roof covering. The bricks will be laid in stretcher bond style, which is a common bricklaying pattern where bricks are laid with only their long face showing. The bricks will also be used for the architectural features for the segmental arches / cills with matching soldier bricks at selected openings as well as for the banding details which have been provided on drawing 4113-17. Windows are flush style casement windows in pebble grey (RAL7032) with an astragal bar upper to select windows like Residence 9 Collection with bi-folding doors in matching pebble as well as a traditional farmhouse door also in pebble. The garage doors are proposed to be oak timber with glazed insets either top or side hung. The proposed materials replicated traditional farmhouse appearance which will complement the existing cottage to ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials – Discharge