

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition Decision Notice Condition Discharged

Mr Ian Neale
Grove House
Grove Road
Burbage
Leicestershire
LE10 2AE

Mr Sam Sandercock
Tim Adams Architects Limited
Westwood Studios
59 Bitteswell Road
Lutterworth
LE17 4EP

Details of Application:

Application Ref: 26/00105/DISCON
Proposal: Application to discharge condition 3 (Materials) attached to planning permission 25/00567/HOU.
Location: Grove House, Grove Road, Burbage, Leicestershire, LE10 2AE

The condition and supporting details submitted to apply for the discharge of condition:

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 extensions and garage 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.

Reason: *To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 2 of the Burbage Neighbourhood Plan (2021).*

Information Submitted

C3, Application Form (Received 04.02.2026)
C3, Amended Materials Schedule (Received 29.05.2026)

Assessed by:

Planning Officer – Sophie Iliffe
Conservation Officer – Paul Grundy

Summary:

The proposed brick, roof tile, windows, gutters and standing seam construction materials for the proposed extension and garage have been assessed and are considered to reflect the prevalent building materials of Grove House and the characteristics of the wider area resulting in a development of a satisfactory appearance. The proposal would therefore comply with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 2 of the Burbage Neighbourhood Plan (2021).

The details submitted are **ACCEPTABLE** and the condition is hereby **DISCHARGED**.

Date: 11th June 2026

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning