

**OAKLEY ARCHITECTS LTD**

2 B HILLWOOD ROAD  
SUTTON COLDFIELD  
WEST MIDLANDS  
B75 5QL

Ref: OAL 202305/2025/H&BPlanning/SCO/012

17<sup>th</sup> March 2025

Emma Baumber  
Team Leader  
Development Management  
Hinckley & Bosworth Borough Council  
Hinckley Hub  
Rugby Road  
Hinckley  
Leicestershire  
LE10 0FR

Dear Emma

**RE: HILL TOP FARM, ASHBY HOUSE, HILL TOP, EARL SHILTON, LEICESTER, LEICESTERSHIRE, LE9 7DP**  
**APPLICATION REFERENCE: 23/01201/CONDIT**  
**PLANNING PORTAL REF: PP – 13826556**

Further to the recent various meetings and e-mail exchanges with ourselves and Elliott Harding at Snowdon Homes Construction, please find enclosed the Application for Removal or Variation of a Condition following Grant of Planning Permission.

The application has been submitted on the Planning Portal and comprises the following.

1. The Application for removal or variation of a condition following grant of planning permission for Approval of Details Reserved by Condition duly completed.
2. The fee of £363.00 payable to Planning Portal has been sent electronically to the Planning Portal to cover the application fee and their £70.00 service charge.
3. The following information noted below with regards to conditions to be varied.

**CONDITION 2 – APPROVED PLANS**

- Oakley Architects External Works Plan drawing no. **202305/01R** (to replace approved Proposed External Works Plan no. 202305/01H)
- PDP Associates Detailed Landscape Proposals drawing no. **C-2191-01b** (to replace approved Detailed Landscape Proposals drawing no. C-2191-01a).
- Oakley Architects Site Sections drawing no. **202305/04A** (to replace approved Site Sections drawing no. 202305/04).
- Patrick Parsons S104 Approval Drainage Layout drawing no. **HTF-PPC-00-XX-DR-C-0501-P12** (to replace approved Drainage Strategy drawing no. HTF-PPC-00-XX-DR-C-0501-P5).

## CONDITION 19 – HARD AND SOFT LANDSCAPING SCHEME

- Oakley Architects External Works Plan drawing no. **202305/01R** and PDP Associates Detailed Landscape Proposals drawing no. **C-2191-01Bb** (to replace approved External Works Plan drawing no. 202305/01H1 and Detailed Landscape Proposals drawing no. C-2191-01a)

As noted on the application form the purpose of this 'Application for Variation of a Condition following Grant of Planning Permission' is to obtain approval for the following minor amendments:

- The width of the adopted highway carriageway has been reduced from 5.5m to 4.8 m throughout and the footpath adjacent the pumping station and SUDS pond has been increased from 1.0 m to 2.0m, to comply with the detail requirements of Leicestershire County Council Transportation Department. The minor amendments to the road and pavement widths were requested by the County Council as part of the Section 38 plan approval stage.
- The line, extent and proposed construction of the retaining wall along the northern boundary of the site has been amended. The line of the retaining wall is now an irregular line along the boundary to create a less uniform appearance and it will be constructed using the Tobermore Secura Grand Retaining Wall System – Colour: Heather. Additional landscaping has also been included along this boundary in the space created by the irregular line of the retaining wall.
- Minor alterations to the line and proposed construction of the retaining wall along the southern boundary to the rear of plots 38-50 and minor amendment to the rear gardens of plot 38-40. The retaining wall along this boundary will again be constructed using the Tobermore Secura Grand Retaining Wall System - Colour: Heather. including the lower level walls and steps in the rear gardens of plots 38-40.
- Details of the retaining wall at the rear of plots 38-40 has been noted and will be constructed using a concrete block retaining wall system, with a facing of brickwork to match the houses.

For completeness, we have also provided an update Landscape design drawing, which is submitted as part of the variation to Condition 2 and Condition 19.

For clarity we have also submitted the latest Levels Strategy drawings no. **HTF-PPC-00-XX-DR-C-0601-P10, 602-P9 & 602-P11**, for information and reference, albeit there were NOT approved level plans included as part of the approved drawings under condition 2.

We have also submitted a copy of the Retaining Wall External Materials Schedule January 2025, which has been informally approved under Condition 28 of the current approval, again for information and reference.

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In conclusion, we trust that the proposed drawings and explanation above are acceptable to you and we look forward to hearing from you shortly. However, should you have any queries or require anything further at this stage please do not hesitate to contact us.

Yours sincerely



SIMON OAKLEY

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Cc Elliott Harding – Snowdon Homes Ltd