

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

Please Ask For: Zahra Jam-Rotbeh, Planning Officer
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Our Ref: 25/00548/NMA
Date: 22 July 2025



Hinckley & Bosworth Borough Council

Mr Mohammed Islam
C/o Mr Mark Pringle
Making Plans Architecture
Ivy Lodge
Twyford Road
Willington
DE65 6DE

Dear Sir/ Madam

APPLICATION NO: 25/00548/NMA

Address: 125 - 129 Main Street, Newbold Verdon, Leicester, 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 125 - 129 Main Street, Newbold Verdon, Leicester, Leicestershire, LE9 9NP.

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 22/01219/FUL.

- Amendments to windows, doors, rooflights and position of the flue to facilitate internal layout changes.

The proposal is considered acceptable subject to conditions as imposed on application 22/01219/FUL, and amended conditions as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site location plan - J3116-01 Rev D, received 21/07/25
- Existing and proposed block plans - J3116-02 Rev G, received 22/07/25
- Proposed Elevation, Drg No. J3116-06 Rev H, received: 04/06/25
- Proposed Floor Plans, Drg No. J3116-05 Rev L, received: 04/06/25

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

3. The materials to be used on the external elevations of the building shall accord with the approved Proposed Elevations Plan J3116-06 Rev H.

Reason: 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).

4. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with Making Plans Architecture drawing number J3116-02 Revision G. Thereafter the onsite parking provision shall be kept available for such use in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 22/01219/FUL).

You are reminded that any external advertisements may need separate advertisement consent and therefore these have not been assessed/approved under this application.

Yours faithfully



Christopher Brown MRTPI
Head of Planning