



**Hinckley & Bosworth
Borough Council**

Please Ask For: Matt Jedruch
Direct Dial/Ext: 01455 255809
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 26/00453/NMA
Date: 9 October 2026

Mr Mitesh Rathod
Jelson Limited
370 Loughborough Road
Leicester
LE4 5PR
United Kingdom

Dear Mitesh

APPLICATION NO: 26/00453/NMA
Address: Land Off, Captains Lane, Markfield, 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 Land Off, Captains Lane, Markfield, Leicestershire, LE67 9UY.

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:

- **Non-Material Amendments to Planning Permission 25/00642/CONDIT. Changes to materials affecting plots 34, 72, 101, 114, 119 and 149**

The proposal is considered acceptable subject to conditions as imposed on application 25/00642/CONDIT, except for the amendment of Conditions 1 and 3 to reflect the amended list of drawings and the changes to materials as detailed below:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Location Plan - Drg No. 6675-L-10D
 - Layout Plans - MFD02_REPLAN_01
 - House Type Drawings –
 - S304_HA AS-OP
 - JT203_HA AS-OP rev B Floor and Elevation plans
 - JS326_HA OP rev C
 - JS326_HA AS rev C
 - JS317_HA P01 AS rev C
 - JS110_HA AS-OP rev P01
 - JS203_HA AS-OP rev B
 - JS203 Amber AS-OP rev B
 - JS318 Heron AS-OP X rev B Floor and Elevation plans
 - JD421 Kingfisher OP rev C render
 - JD421 Kingfisher AS rev C render
 - JD421 Kingfisher OP rev B brick
 - JD421 Kingfisher AS rev A brick

JD411 Cardinal OP rev B render
JD411 Cardinal AS rev B render
JD411 Cardinal OP brick
JD411 Cardinal AS brick
JD401 Maple OP rev A render
JD401 Maple AS rev A render
JD401 Maple OP rev A brick
JD401 Maple AS rev B brick
JD331 Redpol OP rev B render
JD331 Redpol AS rev B render
JD331 Redpol OP rev B brick
JD331 Redpol AS rev B brick
JD326 Woodcock AS
JD319 Willowby OP rev A
JD319 Willowby AS rev C
JD315Y Whinchat AS render
JD315X Whinchat AS brick
JD313Y Redpoll AS render
JD313X Redpoll AS brick
JD311 Swift AS JS450L_HA AS

- Material Layout Plan rev A

Except where amended as part of Non-Material Amendment 26/00453/NMA as reflected in the following drawings:

- Ventilation, Materials & Boundary Treatment Plan – Phase 2 Rev G
- Ventilation, Materials & Boundary Treatment Plan – Phase 3 (1 of 2) Rev G
- Ventilation, Materials & Boundary Treatment Plan – Phase 3 (2 of 2) Rev G

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 dwellings shall be in accordance with Drawing C4 Materials Layout Rev B received 11/4/22 approved through the Discharge of Condition decision reference 21/01467/DISCON except where amended as part of Non-Material Amendment 26/00453/NMA as reflected in the following drawings:

- Ventilation, Materials & Boundary Treatment Plan – Phase 2 Rev G
- Ventilation, Materials & Boundary Treatment Plan – Phase 3 (1 of 2) Rev G
- Ventilation, Materials & Boundary Treatment Plan – Phase 3 (2 of 2) Rev G

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).

Yours faithfully



Christopher Brown MRTPI
Head of Planning