

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01205/DISCON
Applicant: Mr Andrew Forsythe
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Land Adj To Moores Arms 6 Orton Lane

Application to discharge C4 (Levels) C5 (Archaeology) C7 (Materials) attached to planning permission 21/00537/OUT

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

Condition 4

No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Received 18 January 2024

C4 Levels & Street Scenes 19-116-15 Rev F

Condition 5 WSI

No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- o The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C5 Written Scheme of Investigation (WSI) – Received 13 December 2023

Condition 7

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 dwelling 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.

Received 13 December 2023

C7 Plot 4 Floor Plans Elevations for Proposed Materials 19/116E

Consultees / Assessed by:

LCC Archaeology
Compliance & Monitoring Officer

Conservation Officer

Conclusion / Summary:

Condition 4

A levels & Street Scene Plan has been submitted in support of Condition 4. The plan details existing levels and proposed levels that cover the development and the new dwelling Plot 4. The levels to the boundary remain as existing to plot 4 and across the site are similar to those existing towards the rear of the site. The details demonstrate that the development should have a satisfactory appearance and in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

A WSI has been submitted in support of Condition 5 and assessed by LCC Archaeology who have advised that the document details a satisfactory programme of archaeological work which demonstrates that a proper investigation and recording of the site is undertaken which is potentially of archaeological and historic significance in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations Development Management Policies Development Plan Document (2016). The condition is eligible for a partial discharge and to fully discharge the applicant/agent should submit the final report once the WSI has been fully implemented.

Condition 7

The submitted floor and elevation plan details a red facing brick, grey plain roof tiles, cream UPVC flush casement windows, a composite front door, and architectural detailing including segmental brick arches to fenestration and an eaves brick course. The details demonstrate that the proposed materials reflect traditional characteristics and surrounding context of built form thus ensuring that the development would have a satisfactory appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 4 Levels – Discharge

Condition 5 Archaeology – Partial Discharge

Condition 7 Materials – Discharge