

Hinckley & Bosworth Borough Council

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

Discharge of Condition Decision Notice Conditions Discharged

Mr Ryan Bayliss
Neptune Architectural
The Annexe
1-2 Hilltop Cottage
Main Street
Normanton Le Heath
Coalville
LE67 2TB

Details of Application:

Application Ref: 25/0540/DISCON
Proposal: Application to discharge condition 3 (materials), condition 7 (acoustics) and condition 8 (ventilation) attached to planning permission 22/00065/FUL and Appeal Decision APP/K2420/W/3326394
Location: 291 Watling Street, Nuneaton, CV11 6BQ

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

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 building 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 external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Information Submitted

C3, Materials Schedule, received 29 May 2025

Consultees:

N/A

Summary:

The submitted materials include a combination of Ibstock Red brickwork and white render to the walls, and Clay red tiles on the roof. There would be black rainwater goods and grey roof lights, with aluminium windows and doors. This would broadly match with the existing hotel building and is considered to be an acceptable materials palette for the proposed development.

The information submitted therefore meets the requirements of Condition 3 in the interests of ensuring that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

No development above foundation level shall commence on site until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority. All works which form part of the noise mitigation scheme shall be completed before the permitted development first comes into use.

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Information submitted

C7, Noise Impact Assessment – Nova Acoustics, received 11 June 2025

Consultees:

HBBC Environmental Health – *“The adjacent residential is within the borough of Nuneaton and Bedworth and so they will assess the impact from noise and ventilation on their residents”*

NBBC Environmental Health – *“I have reviewed the Noise Report provided and am satisfied with its findings and recommendations. On that basis provided the recommendations in Chapter 4 of the report are met, there are no objections to both condition 7 and 8 being discharged.”*

Summary:

The information submitted meets the requirements of Condition 7 in the interests of minimising disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 8

No development above foundation level shall commence on site until a scheme for ventilation of the premises, which shall include installation method, maintenance and management has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.

Reason: To provide acceptable occupier amenity, and to minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Information submitted:

C8, Air Conditioning and Ventilation Information and Technical Specifications, all received 29 May 2025

Consultees:

HBBC Environmental Health – *“The adjacent residential is within the borough of Nuneaton and Bedworth and so they will assess the impact from noise and ventilation on their residents”*

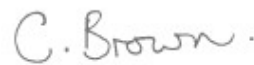
NBBC Environmental Health – *“I have reviewed the Noise Report provided and am satisfied with its findings and recommendations. On that basis provided the recommendations in Chapter 4 of the report are met, there are no objections to both condition 7 and 8 being discharged.”*

Summary:

The information submitted meets the requirements of Condition 8 in the interests of providing acceptable occupier amenity, and to minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted are ACCEPTABLE and the conditions are hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 25 September 2025



Christopher Brown MRTPI
Head of Planning