Hinckley & Bosworth Borough Council

A Borough to be proud of

Planning (Listed Buildings and Conservation Areas Act) 1990

LISTED BUILDING CONSENT

Name and Address of Applicant
Mr David Hutton
19 Station Road
Market Bosworth
Nuneaton
Leicestershire

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
19 May 2008	08/00507/LBC

Particulars and location of development:

REPLACING EXISTING ROOF

19 Station Road Market Bosworth Nuneaton Leicestershire CV13 0JS

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act, 1990, the Hinckley & Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following condition(s) :-

1. The roof works hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. Before any works commence, representative samples of the proposed reclaimed roof tile to be obtained off-site shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved material.

3. Notwithstanding the submitted drawings, the extent of any brickwork repointing shall be agreed in writing with the local planning authority. The pointing works shall be implemented in accordance with the agreement.

The reasons for the conditions are :-

1. To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990

2 & 3 In the interests of the appearance and character of the Listed Building to accord with policies BE3 and BE5 of the adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

Continued...

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for with a separate application may be required. You are advised to contact the Building Control Section.

3. This permission does not grant any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provide for in the Party Wall etc Act 1996

4. The following drawings/specification are approved:-
Location Plan
Site Plan
Sketch plan of roofs to 19 Station Road
Specification dated 30 April 2008 provided by Broadbents (UK) Ltd

T. M Prowse

Date:- 15 July 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL