Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr And Mrs M Inch	Stewart Anderson Consulting Architect
The Old Coach House	28 Wykin Lane
24 Wykin Lane	Stoke Golding
Stoke Golding	Nuneaton
Nuneaton	Leicestershire
Leicestershire	CV13 6HN

Part I - Particulars of Application

Date of Application	**Application No.**
10 March 2008	08/00238/FUL

Particulars and location of development :

ALTERATIONS TO DWELLING AND RETENTION OF BOUNDARY WALL.

The Old Coach House 24 Wykin Lane Stoke Golding Nuneaton Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

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

2. Before any development commences on the alterations to the dwelling, representative samples of the types and colours of materials to be used on the external elevations of the proposed alterations shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. Within one month of the date of this permission, a landscaping scheme showing full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

   (i) planting plans
   (ii) written specifications
   (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
   (iv) implementation programme.

4. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs, which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Continued….

5. This permission relates to the application as revised by amended plans 2008/002/01B and 08/00238A/FUL received by the Local Planning Authority on 17th April 2008.

The reasons for the conditions are:-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3. To enhance the appearance of the development to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

4. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

5. For the avoidance of doubt.

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.

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

3. As from 6th April 2008 this Authority is charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 6 May 2008