HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
K Anderton
5 School Lane
Calley Common
CV10 9PA

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
24 September 2007	07/01120/FUL

Particulars and location of development :

REPLACEMENT OF PART OF AGRICULTURAL BARN ROOF AND INSTALLATION OF TWO WINDOWS

The Barn Willow Stables Wykin Lane Stoke Golding Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and NE5 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, representative samples of the types and colours of materials to be used on the external elevations of the proposed barn roof 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. Notwithstanding the submitted plans, this permission relates to the replacement of the barn roof (part) and two additional windows to be provided in the north eastern elevation only.

4. Before any development commences, details of the position and size of the two additional windows in the north eastern elevation of the building together with representative samples of the types and colours of materials to be used shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved details and materials.

5. The additional windows hereby approved shall open inwards or be non-opening.

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 and NE5 of the adopted Hinckley & Bosworth Local Plan.

Continued 07/01120/FUL

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

3. In the interests of visual amenity and to accord with policies BE1 and NE5 of the adopted Hinckley and Bosworth Local Plan..

4. To ensure that the development has a satisfactory external appearance to accord with policy BE1 and NE5 of the adopted Hinckley & Bosworth Local Plan.

5. To ensure that the use of the windows does not impinge on the neighbouring land.

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.

Date:- 2 January 2008

PETER CASH
PROPER OFFICER OF THE COUNCIL