

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00753/DISCON
Applicant: Miss Jenny Brader
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land North East Of Triumph Motorcycles Ltd Normandy Way

Application to re-discharge condition 13 (materials) for Phases 1 and 2 attached to planning permission 15/00188/OUT

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

Condition 13

No development shall commence, in any phase, unless and until such time as representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings/buildings for that phase have been deposited with and approved in writing by the local planning authority. The development shall be implemented in accordance with those approved materials.

C13 Revised Materials Layout Drg No. MI100-MAT-220ZZ – Received 1 August 2023

Conclusion / Summary:

Condition 13

Plan 'MI100-MAT-220ZZ' is proposed to replace plan 220TT listed in the discharge of condition application 21/00136/DISCON relating to the outline permission (15/00188/OUT). Condition 4 of the outline permission 15/00188/OUT states that the development shall be carried out in accordance with the Design and Access Statement (DAS) of June 2016. The DAS includes a materials matrix on page 46, which sets out what materials are to be used in each character area.

The materials shown on proposed plan 220ZZ (received 1/08/23) show a change of the use of Worcestershire Red due to supplier issues. Therefore, it has been proposed that plots 138-149, 161-162, 165-170, 178, 229-232, 235, 244-245, 246 & 260 be replaced with Clumber Red or Oakwood Multi, together with any change of materials required to ensure that the mix is still acceptable. Plot 173 proposed brick material has changed and different types of roof tiles to some plots have also changed manufacturer, due to supply and demand but are of the same quality and appearance. Render remains on the primary streets as per the DAS. It is the LPA's opinion that the brick and roof palette remain in accordance with the DAS. The materials accord with the character areas plan 210G.

Note, the weatherboarding was previously agreed that it can be removed from the materials palette as weatherboarding is no longer a popular material choice, following the Grenfell Tower fire disaster.

The plan shows the following:

Character area	DAS requirement	Materials palette proposed in plan 220RR (Re-discharged on 21/00136/DISCON	Materials Palette Proposed Plan 220ZZ
Primary	Should be red	Render at key points	Render at key points

Street	brick only, render and grey/smooth grey tile.	Brick - Fortera Clumber Red Mixture (mainly this red brick), Weinerberger Abbeydale Red Multi, Fortera Worcestershire Red multi , Ibstock Hardwicke Sherwood Blaze, Weinerberger Durham Claret Stock (new brick proposed). Tile – Red (small section at entrance) and then all grey.	Brick - Fortera Clumber Red Mixture (mainly this red brick), Weinerberger Abbeydale Red Multi, Fortera Worcestershire Red multi, for plots 138-149, 161-162, 165-170, 178, 229-232, 235, 244-245, 246 & 260 removed and replaced with Clumber Red or Oakwood Multi Ibstock Hardwicke Sherwood Blaze, Weinerberger Durham Claret Stock (new brick proposed). Tile – Red (small section at entrance and green edge) and then all grey Marley or Russell Lothian depending on supply Forticrete Gemini Slate Grey or Redland Duo Slate Grey Tile Plot 173 materials amended to Weinerberger Durham Claret Stock
Side Street	Should be red or orange brick, (no render or boarding), with brown or grey tile.	Brick - Fortera Worcestershire Red multi, Ibstock Hardwicke Sherwood Blaze, Tile – grey and red tile	Brick - Fortera Worcestershire Red multi, Ibstock Hardwicke Sherwood Blaze, Clumber Red or Oakwood Multi Tile – grey and red tile
Parkland edge	Should be red brick only, render and grey/smooth grey tile. Charcoal/black doors	Brick – Ibstock Leicester autumn multi only Tile – grey only Doors - black	Brick – Ibstock Leicester autumn multi Tile – grey Doors - black
Green edge	Should be brown or orange brick, timber boarding (no render) with brown/rustic peat roof. Natural coloured doors	Brick - Fortera Worcestershire Red multi and Weinerberger oakwood multi only Tile – red only Doors – card room green	Some plots amended to red tiles along green edge where previously incorrectly stated as grey Brick - Fortera Worcestershire Red multi and Weinerberger oakwood multi, Clumber Red Tile – red only Doors – card room green

The details provided will ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Consultees / Assessed by:

Compliance & Monitoring Officer

Officer Recommendations:

Condition 13 Materials – Re-Discharge