

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Richard Wright
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Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 23/00970/NMA
Date: 19 October 2023



Hinckley & Bosworth Borough Council

Mr Michael Thomas
122 Main Street
Stanton Under Bardon
Markfield
Leicestershire
LE67 9TP

Dear Sir

APPLICATION NO: 23/00970/NMA
Address: 36 Main Street, Stanton Under Bardon, Markfield, Leicestershire

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at 36 Main Street, Stanton Under Bardon, Markfield, Leicestershire, LE67 9TN.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 22/00638/HOU.

- Conversion of garage space to part home office and part utility room and associated internal ground floor layout alterations
- Garage door replaced by window and rendered wall infill
- Additional ground floor side elevation window to serve new toilet
- Amendment to window style with plain glazing

The proposals are considered acceptable subject to conditions as imposed on planning permission 22/00638/HOU and amended conditions referring to amended plans as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan, Proposed Site Block Plan and Proposed Floor Plans and Elevations Drawing Ref. 36-1MJT/02 Rev B received by the local planning authority on 2 October 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extensions and alterations hereby permitted shall match the corresponding materials of the existing dwelling and be in accordance with the external materials details submitted on the approved Proposed Floor Plans and Elevations Drawing Ref. 36-1MJT/02 Rev B received by the local planning authority on 2 October 2023.

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).

The details of this application/amendment should be read in conjunction with the original decision notice for planning permission 22/00638/HOU.

Yours faithfully

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning