

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

Please Ask For: Sullivan Archer, Planning Officer
Direct Dial/Ext: 01455 255 761
Mobile: 07795 489 970
Email: sullivan.archer@hinckley-bosworth.gov.uk
Our Ref: 25/00243/NMA
Date: 27 August 2025



Hinckley & Bosworth Borough Council

Esther Wiles
Persimmon Homes North Midlands Ltd
17C Meridian East
Meridian Business Park
Leicester
LE19 1WZ

Dear Madam

APPLICATION NO: 25/00243/NMA

Address: Land South of, Sketchley Grange Hotel, Sketchley Lane, Burbage

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 Land South Of, Sketchley Grange Hotel, Sketchley Lane, Burbage, Leicestershire.

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 23/01204/REM:

Amendments to layout of Plots 19, 20, 25, 27, 32, 38, 39, 40, and 126, house types for Plots 26, 35, and 39, use of materials for windows, garage doors and main entrance doors to all plots, use of materials to Plots 1, 7, 8, 25, 32, 34, and 123, landscaping, and Yellowwood house type design.

The proposal is considered acceptable subject to conditions as imposed on application 23/01204/REM, attached for your information, and additional/amended conditions as detailed below:

1. This non-material amendment is approved in accordance with the submitted application details received by the Local Planning Authority, as follows:

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|--|-------------------------|
| • Detailed Hard Landscaping 13 (Rev N) | (submitted: 18.08.2025) |
| • Detailed Hard Landscaping 14 (Rev N) | (submitted: 18.08.2025) |
| • Detailed Soft Landscaping 02 (Rev Q) | (submitted: 18.08.2025) |
| • Detailed Soft Landscaping 04 (Rev Q) | (submitted: 18.08.2025) |
| • Detailed Soft Landscaping 05 (Rev Q) | (submitted: 18.08.2025) |
| • Detailed Soft Landscaping 12 (Rev Q) | (submitted: 18.08.2025) |
| • Proposed Boundary Treatment Plan (Rev O) | (submitted: 15.08.2025) |
| • Proposed Colour Masterplan (Rev K) | (submitted: 13.08.2025) |
| • Proposed Colour Planning Layout (Rev K) | (submitted: 13.08.2025) |
| • Proposed Materials Plan (Rev O) | (submitted: 13.08.2025) |
| • Proposed Planning Layout (1-500) (Rev M) | (submitted: 13.08.2025) |
| • Proposed Planning Layout (Rev O) | (submitted: 13.08.2025) |
| • Proposed Yellowwood Floor Plans (2DFP) | (submitted: 13.08.2025) |

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).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 23/01204/REM).

Yours faithfully

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

Christopher Brown MRTPI
Head of Planning