

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Discharge of Condition Decision Notice Conditions Partially Discharged

Mr Joe Napthine
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The Ridge
Chipping Sodbury
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BS37 6AY

Details of Application:

Application Ref: 25/00711/DISCON
Proposal: Application to discharge condition 3 (recording) and condition 4 (details of temporary roof) attached to planning permission 25/00423/LBC
Location: Stables and Kennels rear of Bradgate House, Bradgate Hill, Groby, LE6 0FA

The conditions and supporting details submitted to apply for the discharge of conditions:

Condition 3

Prior to the dismantling of the cupola structure drawings of the elements of the cupola to be removed and practicably available for recording shall be produced to a recognised scale and submitted to and approved by the local planning authority in writing. Drawings of all elements of the cupola to be removed shall be produced to a recognised scale and submitted to and approved by the local planning authority in writing within 14 days of completion of the dismantling. This recording process shall include details of the logging and tagging of all elements of the cupola to be dismantled and any supplementary images.

Reason: To allow for the proper recording of the cupola as a feature of heritage significance upon the listed building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM11, DM13 and DM13 of the adopted Site Allocations and Development Management Policies DPD (2016).

Information Submitted

C3 - Elevations, Floor Plans, Sections, Diagonal Sections, Timber Cupola Key Plan, received 18 July 2025

Consultees:

HBBC Conservation Officer – no objection - confirmation that the condition can be partially discharged.

Historic England – no objection.

Summary:

Survey scans and drawings of the cupola structure have been submitted to the LPA. For the labelling of truss elements removed, laminated tags are proposed that will have a unique reference number and description of the element removed. The element will be tagged and photographed before removal, and the reference number will be identified on the survey drawing for cross-referencing. The tag will be securely fixed to the element using plastic zip-ties.

It is considered that the drawings provided and recording process proposed prior to the dismantling of the cupola structure is appropriate and follows an acceptable methodology. As such condition 3 can be partially discharged. Full discharge shall be required following completion of dismantling of the cupola structure and based on the submission of details of the cupola elements having been tagged, described and photographed and cross referenced to the survey drawing.

Condition 4

Prior to its installation, details of the temporary roof to the south tower shall be submitted to and approved in writing by the local planning authority. Thereafter, the installation of the temporary roof shall be carried out in full accordance with the approved details which shall include:

- A detailed drawing to a recognised scale of the temporary roof
- A specification of the temporary roof
- The method of temporary drainage from the temporary roof

Reason: To preserve the special interest of the listed building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM11 and DM12 of the adopted Site Allocations Development Management Policies Development Plan Document (2016).

Information submitted

C4 – temporary roof drawing, received 18 July 2025

Consultees:

HBBC Conservation Officer – no objection - confirmation that the condition can be partially discharged.

Historic England – no objection.

Summary:

A detailed drawing has been submitted which demonstrates a suitably specified temporary flat roof deck to provide protection to the internal areas of the tower for safe access and subsequent repair. The applicant has confirmed that the additional details relating to the logistics of routing of temporary internal drainage can only be realistically defined once safe access can be established, which is acceptable. As such and for the above reasons condition 4 can be partially discharged.

The details submitted are ACCEPTABLE and the conditions are hereby PARTIALLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition. Further information as highlighted above will need to be submitted in order to discharge the conditions fully.

Date: 15 August 2025



Christopher Brown MRTPI

Head of Planning