

**Delegated Report  
Discharge of Conditions**

**Planning Ref:** 23/00806/DISCON  
**Applicant:** Star Pubs and Bars  
**Ward:** Ambien



Hinckley & Bosworth  
Borough Council

**Site:** Cock Inn Sheepy Road Sibson

**Application to discharge condition 5 (Timber Frame and Repair Details) attached to planning permission 22/00019/LBC**

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

**Condition 5**

No works of repair or replacement to the timber frame shall be undertaken until an inspection has been made by the Local Planning Authority Conservation Officer, with the extent of repair and replacement to the timber frame agreed and approved in writing by the Local Planning Authority following inspection.

**Received 16 August 2023**

**C5 Proposed Front North Elevation Drg No. 434-P-05C**

**C5 Proposed East Elevation Drg No. 434-P-08C**

**C5 Proposed West, South Elevations Drg No. 434-P-13B**

**C5 Statement for Implementation - Received 13 September**

**Consultees / Assessed by:**

Conservation Officer

**Conclusion / Summary:**

Condition To ensure that the development preserves the significance of the listed building to accord with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

Conservation Officer met with agents (Soda Group Ltd) on site 9 August 2023 where it was agreed that a less intensive approach to the repairs and remediation be proposed with a focus on the sections of the external building envelope that require immediate and obvious repair, for structural reasons, with other defects being monitored over time by the owner. Revised plans have been submitted in support of Condition 5 which confirm this approach, including confirmation by written statement that it is the intention of the applicant to implement the development in accordance with the proposed plans and that;

Front North Elevation as Proposed 834-P-05C,  
East Elevation as Proposed 834-P-08C,  
West and South Elevation as Proposed 834-P-13B:

These plans and the details contained within them, supersede the previously approved plans Front North Elevation as Proposed 834-P-05A, East Elevation as Proposed 834-P-08A, West and South Elevation as Proposed 834-P-13 (as per condition 2 of 22/00019/LBC)

The proposed plans supersede the details contained within the Schedule of Work contained within the Heritage Statement (revision A) (as per condition 3 of 22/00019/LBC)

The proposed plans negate the requirement for Method Statement detailing the recording, dismantling and rebuilding methods for the brick infill panels (as per condition 4 of 22/00019/LBC).

It is considered that the proposed repairs and works to the timber frame, masonry panels and windows are appropriately specified and will address with deterioration of the historic fabric of the building which if implemented would assist in securing its long-term conservation. Whilst the extent of the works is less than previously approved the proposed works are focused to the areas that require greatest attention and will reduce the potential for overly obtrusive works on areas which can be monitored for defects over a longer time period. In my opinion this is a sound conservation approach, which will preserve the significance of the building and comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, so condition 5 of 22/00019/LBC can be satisfactorily discharged.

It was agreed that the changes could be dealt with under Condition 5 and not necessary to submit a new LBC application.

**Officer Recommendations:**

Condition 5 Timber Frame and Repair Details – Discharge