

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00682/DISCON
Applicant: Ms Esther Wiles
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Land East Of The Windmill Inn Brascote Lane

**Application to re-discharge condition 10 (materials) on planning permission
22/00277/OUT (APP/K2420/W/23/3331081)**

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

Condition 10

No development shall commence until representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings and garages have been submitted to, and approved in writing by, the local planning authority. The development shall thereafter be implemented in accordance with those approved materials.

**C10, Materials Plan, Drg No.TGDPBLNV/MP-1 Rev I – [11 July 2025]
C10, Details of Proposed Materials [11 July 2025]**

Consultees / Assessed by:

Compliance & Monitoring Officer
Case Officer

Conclusion / Summary:

Condition 10

Materials for the site were previously approved under application 25/00284/DISCON on 7 April 2025. However during commencement on site it was raised that the supply for the Village Sunglow was limited and therefore a replacement brick needed to be sourced so as not delay the build programme. A Kirten Arden Red was proposed to the Case Officer and Compliance & Monitoring Officer who agreed that the replacement brick was acceptable as its appearance was like that of the previously approved brick with its colourings and texture which works well with the pallet of materials being used on the site and character of the area which will ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 10 Materials – Re-Discharge