

Hinckley & Bosworth Borough Council

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

Partial Discharge of Conditions

Name and Address of Applicant

Mr Karl Maughan
Stronghold Homes
C/o Agent

Name and Address of Agent (if any)

Zoe Massey
Hayward Architects Ltd
19 Station Road
Hinckley
LE10 1AW

Details of Application:

Application Ref: 25/00672/DISCON

Proposal: Application to discharge C22 (full materials) C23 (outline materials) attached to planning permission 22/00695/HYB

Location: Factory Units 23 Wood Street Hinckley Leicestershire LE10 1JQ

The condition and supporting details submitted to apply for the discharge of conditions:*Condition 22*

No development above foundation level, to which the FULL planning permission relates, shall commence on site until representative samples and/or details of the materials and architectural detailing to be used on the buildings hereby permitted have been deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved details. The details shall include:-

- Cladding for the building (including material, finish and colour)
- Windows and doors (including style, specification, frame material, finish, colour, reveal, cill and header treatments)
- Rainwater goods (including style, specification, frame and colour)

Condition 23

No development above foundation level, to which the OUTLINE planning permission relates, shall commence on site until representative samples and/or details of the materials and architectural detailing to be used on the buildings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved details. The details shall include:-

- Brick details (including material, colour and bond). The brick shall be laid in English bond.
- Roof tile (including material and colour)
- Windows and doors (including style, specification, frame material, finish, colour, reveal, cill and header treatments)
- Rainwater goods (including style, specification, frame and colour)

Information Submitted

Proposed Materials- Bricks (Material schedule and photos)

Summary:

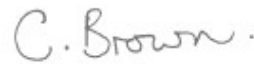
The proposed brick is Ibstock 73mm Concession Red Brick which matches the existing brickwork on the former factory building. These are to be laid in English bond in accordance with the condition and the mortar colour would be "Yellow Medium Mortar".

Owing to the similar match of the proposed brick details they will have a satisfactory appearance in the interests of visual amenity and would preserve the significance of the Hinckley Town Centre Conservation Area in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), section 16 of the National Planning Policy Framework and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The condition requires details of other external materials to be submitted prior to development above foundation level and for this reason the condition can only be partially discharged at this time. However, it is understood the applicant wanted to gain agreement for this bricks to enable them to be ordered and in advance of agreeing the other details.

The brick details submitted are ACCEPTABLE and the condition is hereby PARTIALLY DISCHARGED. The remaining details should be submitted to the Local Planning Authority to enable the condition to be fully discharged prior to any works above foundation level. A new application and fee will be required.

Date: 3 November 2025



Christopher Brown MRTPI
Head of Planning