

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01116/DISCON
Applicant: Mr Peter Goddard
Ward: Markfield Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Site: Land North Of Towan Oak 170 Main Street

**Application to discharge condition 3 (materials) attached to planning permission
21/00448/FUL**

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

Condition 3

No development shall take place above slab level until representative samples of the materials to be used on the external elevations of the dwelling, garage and boundary walls are made available to and approved in writing by the Local Planning Authority.

Received 23 November 2023

C3 Materials (brick) Birtley Old English Ibstock

C3 Photos - Proposed Spanish Grey Slate Roof Tile & Local Field Stone

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

A Birtley Old English Ibstock is proposed for the brick work which is a dark red brick which contains black/snoke areas across the pallet together with a Spanish Slate for the roof tiles together with local field stone for the detailing which is sourced and used locally in the area. The materials are in keeping with the appearance of the area in which they will reside in and enhance the design which demonstrated that the so that development has 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 3 Materials – Discharge