HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr K Walton
Paddock Barn
Heath Farm
Newbold Road
Osbaston
Nuneaton

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
22 August 2007	07/01009/FUL

Particulars and location of development :

ALTERATIONS TO DWELLING WITH THE FORMATION OF NEW WINDOWS (AMENDED SCHEME TO PERMISSION 07/00045/FUL)

Paddock Barn Heath Farm Newbold Road Osbaston Nuneaton

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, BE20 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3. Before development commences, full details of the window style, reveal, cill, and header treatment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3. In the interests of visual amenity.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

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IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

07/01009/FUL...

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. In light of previous planning approvals and refusals on the site, the Local Planning Authority would like to make the applicant aware that further applications for alterations to the previously approved scheme are likely to be considered unacceptable and the Local Planning Authority would look unfavourably on such applications.

Date:- 17 October 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL