Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Condition

Decision Notice
Discharged

Name and Address of Applicant
Mr Roy Knowles
The Old Cottage Main Street
Shackerstone
Leicestershire
CV13 6NR

Name and Address of Agent (if any)
Mr Jack Evans
Four Counties Architecture
12 Amersham Way
Measham
DE12 7PD

Part I – Particulars of Application:

Planning Reference: 26/00800/DISCON
Application Site: The Old Cottage Main Street Shackerstone
Proposal: Application to discharge condition 3 (materials) attached to planning permission 26/00333/HOU

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 3 Materials
C3 Window Specification & Window Data Sheet – Received 13/10/26
C3 Material Details – Received 6/10/26

The details submitted are ACCEPTABLE and the condition is DISCHARGED. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 30 October 2026

Part III – Particulars of Decision

Conditions:

No development above foundation level shall commence on site until representative samples and details of the types and colours of materials to be used on the external elevations of the extension hereby permitted have been deposited with and approved in writing by the Local Planning Authority, and the scheme shall thereafter be implemented in accordance with those approved materials.

Reason: To preserve the special interest of the building and its setting in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and in accordance with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Consultees:

HBBC Conservation,

Assessment:
Details of the proposed external materials for the extension have been submitted for approval. The scheme comprises natural timber cladding, which will weather naturally over time, together with handmade bricks that closely match the colour, texture and appearance of the existing property.

This will ensure there is no significant visual distinction between the existing and proposed masonry. Staffordshire blue clay roof tiles are also proposed to match the existing roof, helping the extension integrate successfully with the host dwelling. The proposed windows are sash casement-style units finished in Anthracite Grey (RAL 7016).

The Council's Conservation Officer has reviewed the submitted materials and considers them to be appropriate, reflecting the materials and character of the host dwelling and preserving the appearance and character of the Shackerstone Conservation Area. The Local Planning Authority is therefore satisfied that the submitted details are acceptable, and the condition can be discharged.