

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Alex Jelley, Planning Consultant
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Our Ref: 26/00360/NMA
Date: 27 April 2026



**Hinckley & Bosworth
Borough Council**

Mr M Cooper
Cooper Rogers Architects
42 Patrick Street
Market Harborough
LE16 9HP

Dear Sir,

APPLICATION NO: 26/00360/NMA
Address: Land south of Markfield Road, Ratby, Leicestershire

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land south of Markfield Road, Ratby.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 24/00461/REM:

Non-material amendment to planning permission 24/00461/REM. Amendment to Palmerstown House Type (Plots 1, 4, 27, 28 and 41) – canopies from mono pitch to apex type (Plots 19-23, 33-36, 39 and 40) white front doors to black (Plots 2, 3, 5-7, 15, 25, 26, 30, 31, 44, 45, 51, 52, 55, 60, 61, 65, 66, 69, 71, 73, 74) and white garage doors to black (Plots 1-4, 9-17, 24-32, 41, 55, 58, 59, 62, 63, 68, 69, 71, 72, 75)

These amendments are detailed on:

- Application Form (26/00360/NMA)
- Palmerstown Planning Amendment, Elevations, Drg No.2311-CR-01-ZZ-DR-A-0010-P01
- Phase 2 - Cavan and Bushmills Planning Amendment, Drg No.2311-CR-01-ZZ-DR-A-0011-P01
- Phase 2 - External Finishes Plan, Drg No. 2311-CR-00-ZZ-DR-A-0240-P01

The proposal is considered acceptable subject to the conditions originally imposed on application **24/00461/REM** and the additional / amended conditions below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

The development hereby permitted shall not be carried out otherwise than general accordance with the submitted application details, as follows:

- Site Location Plan 0201 D5 P1 received 13 May 2024
- LWRAT-MCB-ZZ-ZZ-DR-A-0230-D5-P4-Site Layout Plan received 5 January 2026
- LWRAT-MCB-ZZ-ZZ-DR-A-0233-D5-P4 - Affordable Tenure Plan (Received 03 October 2025)
- Detailed Landscape Plan 0009-0012-P10 received 5 January 2026
- Open Space Provision Plan 10783-FPCR-XX-XX-DR-L-0008 P10 received 5 January 2026
- Grass Provision Plan 10783-FPCR-XX-XX-DR-L-0016 P10 received 5 January 2026
- External Materials and Boundary Treatment Plan 0231 D5 P3 received 18 December 2024
- Surfacing Materials Plan 0232 D5 P3 received 18 December 2024
- Refuse Management Plan 0234 D5 P3 received 18 December 2024
- Parking Strategy Plan 0235 D5 P3 received 18 December 2024
- Garden sizes Plan 0236 D5 P3 received 18 December 2024
- EV Charging Plan 0237 D5 P3 received 18 December 2024
- PV Plan 0238 D5 P3 received 18 December 2024
- Bushmills Housetype and Elevations 0105 D5 P2 received 13 May 2024
- Killykeen Housetype and Elevations 0106 D5 P2 received 13 May 2024
- Enfield Side Patio Housetype and Elevations 0109 D5 P3 received 29 October 2024
- Enfield Rear Patio Housetype and Elevations 0110 D5 P3 received 29 October 2024
- Tollymore Side Patio Housetype and Elevations 0111 D5 P3 received 29 October 2024
- Greencastle Housetype and Elevations 0113 D5 P3 received 29 October 2024
- Hollymount Housetype and Elevations 0114 D5 P2 received 13 May 2024
- Castletown Housetype and Elevations 0115 D5 P3 received 29 October 2024
- Knightstown Housetype and Elevations 0116 D5 P2 received 13 May 2024
- Kinnegad Housetype and Elevations 0117 D5 P3 received 29 October 2024
- Cavan Housetype and Elevations 0119 D5 P2 received 13 May 2024
- Cookstown Housetype and Elevations 0122 D5 P2 received 13 May 2024
- Cavan FH Housetype and Elevations 0123 D5 P2 received 13 May 2024
- Aff1B Maisonette Housetype and Elevations 0124 D5 P2 received 13 May 2024
- Carlow Housetype and Elevations 0127 D5 P2 received 13 May 2024
- Cavan SO Housetype and Elevations 0128 D5 P2 received 13 May 2024
- Cavan SO_R Housetype and Elevations 0129 D5 P2 received 13 May 2024
- Lettermore Housetype and Elevations 0135 D5 P1 received 29 October 2024
- Application Form (26/00360/NMA)
- Palmerstown Planning Amendment, Elevations, Drg No.2311-CR-01-ZZ-DR-A-0010-P01
- Phase 2 - Cavan and Bushmills Planning Amendment, Drg No.2311-CR-01-ZZ-DR-A-0011-P01
- Phase 2 - External Finishes Plan, Drg No. 2311-CR-00-ZZ-DR-A-0240-P01

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: **24/00461/REM**).

Yours faithfully



Christopher Brown MRTPI
Head of Planning

27 April 2026