

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00738/DISCON
Applicant: Mr Utkarsh Thakkar
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 4 The Horsefair Hinckley Leicestershire

**Application to discharge condition 3 (materials) attached to planning permission
20/01317/FUL**

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

Condition 3

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings 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 materials.

Received 28 July 2023

C3, External Materials Schedule Drg No. VD 19297 A.09

Aluminium External Doors & Windows – Grey Ral 7016

External Cladding will be Rock Panel Metals in Verdigris

Powder coated aluminium for coping and hoppers (RAL 7016)

Stone Parapet Coping in Portland Stoke Effect

K-Rend K1 White Scraped (Fine textured finish)

Juliet Balcony railing and balustrade guarding systems. Powder Coated in grey (RAL 7016)

External Window Surround is Aluminium RAL 7016

Columns - Storm King in “traffic white” (RAL 9016)

Roof – Single Ply Insulated Built System (mechanically fastened) in dark grey

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council

Conclusion / Summary:

Condition 3

A plan provided shows two elevations that cover most of the materials to the development and a schedule. It confirms the use of aluminium railings in grey to the balconies, GRP columns, and full height glazing with aluminium frames to the main front and rear elevations, together with some modest additional fenestration to the side elevation walls. Cladding is proposed for the additional floor; this is to be a green 'verdigris' colour to give the appearance of a weathered copper panel which will reflect the appearance of a traditional roof covering material. Another site in the town centre have used a similar type of cladding although it changes in colour, on a large side pane which has been effective in appearance to obtain variety and characteristics to old style buildings. A white render is proposed as the main finish to the remainder of the external walls across each elevation, with such a finish and colour being characteristic of a number of other large-scale buildings located elsewhere within the town centre. It is our opinion that the proposed materials reflect traditional characteristics and are appropriate ensuring that the development would have a satisfactory appearance and preserve the significance of the Hinckley Town Centre

Conservation Area and in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials – Discharge