

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

**Please Ask For:** Richard Wright  
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**Email:** [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)  
**Your Ref:**  
**Our Ref:** 24/00670/NMA  
**Date:** 16 July 2024



## Hinckley & Bosworth Borough Council

Mr Nathan Murphy  
c/o Mr Steven Nightingale  
Draw My Plans UK  
154 Tay Road  
Lubbesthorpe  
Leicestershire  
LE19 4DJ

Dear Sir

**APPLICATION NO:** 24/00670/NMA

**Address:** 35 Highfield Road, Groby, Leicester, 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 at 35 Highfield Road, Groby, Leicester, Leicestershire, LE6 0GU.

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 24/00402/HOU:

- Single asymmetric side gable roof design/profile to the approved first floor side extension
- The use of matching tile hanging materials to the existing ground floor front gable infill

The proposals are considered acceptable subject to conditions as imposed on planning permission 24/00402/HOU and amended conditions as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan, Proposed Site Plan/Roof Plan and Proposed Floor Plans Drawing No. BHR[20]001 Rev F and Proposed Elevations Drawing No. BHR [21]001 Rev F received by the local planning authority on 8 July 2024.

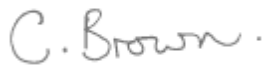
**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extensions and alterations hereby permitted shall match the corresponding materials of the existing dwelling and be in accordance with the new and replacement window details as submitted within the Planning Application form and the approved Proposed Elevations Drawing No. BHR [21] 001 Rev F received by the local planning authority on 8 July 2024.

**Reason:** To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (planning permission reference: 24/00402/HOU).

Yours faithfully

A handwritten signature in cursive script that reads "C. Brown.".

**Christopher Brown MRTPI**  
**Head of Planning**