

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00952/DISCON
Applicant: Mr Tim Haq
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Unit 4 122 High Street Earl Shilton

**Application to discharge condition 3 (Materials) attached to planning permission
24/00591/FUL**

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

Condition 3

The development shall not be commenced 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 12 October 2024
C3 Proposed Materials Schedule
C3, Proposed Elevations, Drg No.0329-L-GA-013**

Consultees / Assessed by:

Case Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

The development has more internal changes than external as they are only changing the windows and underneath the windows. For clarity a materials schedule has been submitted along with the elevational plan. The windows are to be white upvc double glazed windows together with vertical cladding underneath in anthracite cladding underneath. Black acrylic signage of 50mm in depth mounted to the wall is proposed to the side and front of the development. The red facing brick will remain to the existing building and therefore in our opinion the details demonstrate that the development will have a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials – Discharge