

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01247/DISCON
Applicant: Mr Rupert Litherland
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: The Old Rectory 8 Rectory Lane Market Bosworth

**Application to discharge planning condition 4 (Replacement Gates) relating to
planning application 23/00667/FUL**

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

Condition 4

Prior to the commencement of the development details of the replacement gates and works to the gate piers at the site entrance from Rectory Lane shall be submitted in writing to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with the approved details. The details shall include:

- o Elevational and sectional drawings to a recognised scale.
- o The materials, colour and finish of the gates and gate piers.

Received 29 December 2023

C4 Works To Entrance Gates Drg No. 23.009 (2-)012

Consultees / Assessed by:

Conservation Officer

Conclusion / Summary:

Condition 4

A plan has been provided in support of Condition 4 which details replacement gates and works to the gate piers at the site entrance from Rectory Lane. The details have been assessed by the Councils Conservation Officer. The plan confirms the position of the gates at the back edge of the Lane will be retained so any replacement feature will continue to provide the desired affect of enclosure. The existing ornate gates are to be retained and refurbished. The modern brick wall and gate piers which flank ornate gates are collectively a welcomed imposing feature which encloses Rectory Lane. The gates will be incorporated into new sections fixed to a brick piers to provide wider double leaf gates as access to the site following the removal of the modern inner brick pillars. The existing gates are well-informed conservation proposal and the details provided confirm that the proposal for the gates would continue to reserve the significance of the Market Bosworth Conservation Area in accordance with the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendation:

Condition 4 Replacement Gates – Discharge