

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

Please Ask For: Zahra Jam-Rotbeh, Planning Officer
Direct Dial/Ext: 01455 255 515
Mobile:
Email: zahra.jam-rotbeh@hinckley-bosworth.gov.uk
Our Ref: 26/00794/NMA
Date: 1 October 2026



Hinckley & Bosworth Borough Council

Mr Jonathan Paton
C/o Mr Daniel Spencer
DS Architectural
Berry Hill House
22 Holts Lane
Donington Le Heath
LE67 2FT

Dear Sir/ Madam

APPLICATION NO: 26/00794/NMA

Address: 46 Butt Lane, Hinckley, Leicestershire, LE10 1LD

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 46 Butt Lane, Hinckley, Leicestershire, LE10 1LD.

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 26/00301/HOU.

Non-material amendment to planning application 26/00301/HOU. To amend the external finishes of the property to white render with a short height of brickwork from ground up.

These amendments are detailed on:

- Proposed Elevations - Paton-J-4a-11
 - Application Form
- as received by the Local Planning Authority on the 07th September 2026;

The proposal is considered acceptable, subject to Conditions 1 and 3 originally imposed under application 26/00301/HOU, with Condition 2 and 4 subsequently amended by application 26/00794/NMA. As Condition 4 is no longer required, the conditions are amended as set out below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Proposed Elevations - Paton-J-4a-11
 - Application Formas received by the Local Planning Authority on the 07th September 2026;
 - Proposed Ground Floor Plan Dwg. No. Paton-J-3a-05 and Paton-J-3a-06
 - Proposed First Floor Plan Dwg. No. Paton-J-3a-07 and Paton-J-3a-08

- Proposed Second Floor Plan Dwg. No. Paton-J-3a-09
- Proposed Roof Plan Dwg. No. Paton-J-3a-07 and Paton-J-3a-10
- Location Plan Dwg. No. Paton-J-3a-12

as received by the Local Planning Authority on 05 June 2026.

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

4. The materials to be used on the external elevations of the proposed extension and alterations shall be in accordance with the approved drawing 'Proposed Elevations – Paton- J-4a-11'.

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).

Yours faithfully

A handwritten signature in grey ink that reads "C. Brown."

Christopher Brown MRTPI
Head of Planning