HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr Robert Oliver	Graham Moore Architectural Consultants
Willow End	Mr Graham Moore
Salts Lane	The Mill
Drayton Bassett	Barford St. Michael
Tamworth	Banbury
Staffs	Oxon

Part I - Particulars of Application

Date of Application	**Application No.**
3 October 2007	07/01161/FUL

Particulars and location of development :

EXTENSION AND ALTERATIONS TO DWELLING

The Haven Watery Lane Sheepy Magna Atherstone Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. This permission relates to the application as revised by amended plan 07/01161/1 07/01161/2 and 07/01161/3 received by the Local Planning Authority on 19 November 2007.

3. The extensions and alterations hereby approved and any under-pinning works required shall be carried out in such a manner so as to ensure that the original walls of the cottage shown to be retained after development are protected whilst the construction works are being carried out.

4. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions and alterations shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To define the permission.

3. The site lies within an area where Policy NE5 of the adopted Hinckley and Bosworth Local Plan applies where the Local Planning Authority would not normally grant permission for demolition and rebuilding of a new dwelling.

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4. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

Date:- 28 November 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL