

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00847/DISCON
Applicant: Mr Tom Hall
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Ashby House Hill Top Farm Hill Top Earl Shilton

**Application to discharge condition 22 (Materials) attached to planning permission
20/00916/FUL**

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

Condition 22

No development above foundation level shall commence on site 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 29 August 2023
C22 External Materials Schedule
C22 Materials Plot Schedule**

Consultees / Assessed by:
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 22

Proposed materials for the elevations consist of two facing brick types; an Ibstock Grampian which is a predominantly red brick with slight colour variation through the pallet, slightly textured, and an Ibstock Alderley Red Multi which has a light consistent texture through each brick and the colourings are a mix of orangey red with a golden/darker shading to the outer areas of the brick together with an ivory render to various plots across the development. Cast stone cills are proposed in Portland cream with white UPVC windows and a mix of green, black, white, blue composite front doors. A slate grey roof tile is proposed to all plots with Langdale and Windemere door canopies. A plot schedule has also been provided that demonstrates that the materials are well distributed across the development. It is the Council's opinion that the proposed materials 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 22 Materials – Discharge