

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

Please Ask For: Richard Wright
Direct Dial/Ext: 01455 255786
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 23/00942/NMA
Date: 19 October 2023



Hinckley & Bosworth Borough Council

Mr And Mrs Hall
c/o Mr Graham Polley
Rosenthal Architectural Services
9 Buckingham Road
Coalville
Leicestershire
LE67 4PB

Dear Sir

APPLICATION NO: 23/00942/NMA
Address: 192 Little Shaw Lane, Markfield, Leicestershire, LE67 9PP

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 192 Little Shaw Lane, Markfield, Leicestershire, LE67 9PP.

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 22/01045/HOU:

- Deletion of the Proposed Lower Ground Floor Room and associated glazing and replacement with facing brick supporting wall.

The proposal is considered acceptable subject to conditions as imposed on planning permission 22/01045/HOU and amended conditions referring to the amended plans as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan and Block Plan Drawing No. PG NO: 06 (Design 1A), Proposed Ground Floor Plan Drawing No. PG NO: 03 (Design 4A), Proposed Lower Ground Floor Plan Drawing No. PG NO: 02 (Design 4A) and Proposed Elevations Drawing No. PG NO: 05 (Design 4A) received by the local planning authority on 26 September 2023.

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

5. The glazed balustrade to the northwest side elevation of the external balcony hereby permitted (facing 190 Little Shaw Lane) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and shall be to a minimum height of 1.8 metres above the floor level of the balcony as detailed on the approved Proposed Elevations Drawing No. PG NO: 05 (Design 4A) received by the local planning authority on 26 September 2023. Once so provided the side balustrade shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original planning permission decision notice (22/01045/HOU).

Yours faithfully

A handwritten signature in cursive script that reads "C. Brown".

Christopher Brown MRTPI
Head of Planning