

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00156/DISCON
Applicant: Mr Lewis Creed
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: Land North Of Hill Top Farm Hill Top Earl Shilton

Application to discharge C5, (Materials - Substation) C6, (Materials - Dwellings) attached to planning permission 24/00496/REM

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

Condition 5

No development shall commence above Damp-Proof Course level, until full details of the substation, including brick and roof tile materials to match the proposed dwellings, have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be implemented and maintained in accordance with the approved details.

Received 7 May 2025

C5, Substation Materials Schedule, Drg No. MZ560 7006-P02

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C5 & C6 CMZ560-BRP-ZZ-DR-A-SIT- 0080-C06 Facing Materials Plan Master

C5 & C6, Materials Schedule, Drg No. MZ560 7005-P02

Condition 6

No development above foundation level shall commence on site until full details (including representative brick, render and roof tile samples) of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. The submitted details shall accord with the materials set out in C253 0207-P07 Proposed Site - Facing Materials. The scheme shall be implemented in accordance with those approved materials.

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C6, C253-material image - Durham Red Brick

C6, C253-material image - Forterra Kirton Arden Multi Red Brick

C6, C253-material image - Grampian Tile Slate Grey / Cottage Red

C6, C253-material image - Render Off White

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C5 & C6 CMZ560-BRP-ZZ-DR-A-SIT- 0080-C06 Facing Materials Plan Master

C5 & C6, Materials Schedule, Drg No. MZ560 7005-P02

Consultees / Assessed by:

Compliance & Monitoring Officer
Case Officer

Conclusion / Summary:

Condition 5

Details of the substation have been provided that detail green doors as requested by the relevant utility and the elevations are proposed to be the Durham Claret which is the less obvious of the two bricks and will ensure that the substation will have a satisfactory appearance within the development in the interests of visual amenity in accordance with Policy DM10 of the adopted Site

Allocations and Development Management Policies Development Plan Document (2016) and Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014).

Condition 6

A pallet of two brick types have been proposed, one being Durham Claret Red (slightly textured orange/brown brick) and the Kirton Red Multi (Smother than the Claret Red, predominantly orange or part orange with tinted beige splashes throughout and spots of dark black/silver metal appearance giving a lighter overall appearance but with contrast). Stretcher bond has been identified as being used for all dwellings. Where plots are designed with render to elevations, they are proposed to be an off-white colouring which will work well with either proposed brick together with slate grey or cottage red roof tiles which represents the existing properties in the area. A materials masterplan layout demonstrates a suitable mix across the site to ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014).

Officer Recommendations:

Condition 5 Materials – Substation – Discharge

Condition 6 Materials – Dwellings – Discharge