

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

Please Ask For: Sophie Iliffe, Planning Officer
Direct Dial/Ext: 01455 255 777
Mobile: 07795 914 769
Email: sophie.iliffe@hinckley-bosworth.gov.uk
Our Ref: 25/00460/NMA
Date: 4 June 2025



Hinckley & Bosworth Borough Council

Miss Helen Biggs
72 Newbold Road
Desford
Leicester
Leicestershire
LE9 9GS

Dear Sir/ Madam

Application no: 25/00460/NMA
Address: 72 Newbold Road, Desford, Leicester, Leicestershire

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 72 Newbold Road, Desford, Leicester, Leicestershire, LE9 9GS.

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 22/00744/HOU;

- Change hipped roof form to a flat roof, with a minor 0.37 metre reduction to the ridge height.

The proposal is considered acceptable subject to conditions as imposed on application 22/00744/HOU, attached for your information, and additional/amended conditions as detailed below:

2. This non-material amendment is approved in accordance with the approved Proposed Elevations, Drg No. 21/025/08, Side Elevation/Beam and Block Floor Plan, Drg No. 21/025/10 and the Side Elevation, Drg No. 21/025/09 as received by the Local Planning Authority on the 1st April 2025.

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).

3. The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling with the exception of EPDM rubber to the flat roof.

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).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 22/00744/HOU).

Yours faithfully



Christopher Brown MRTPI
Head of Planning