

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: 23/00343/NMA
Date: 3 May 2023



Hinckley & Bosworth Borough Council

Mr Ryan Jones
c/o Mr David Gladstone
Hickman & Smith Architects
LCB Depot
31 Rutland Street
Leicester
LE1 1RE

Dear Sir,

APPLICATION NO: 23/00343/NMA
Address: 3 Grey Close, Groby, 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 3 Grey Close, Groby, Leicestershire, LE6 0DS.

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 reference 22/00214/HOU when assessed as a whole:

- Alterations to elevations/fenestration and floor plans
- Alterations to external materials

The proposal is considered acceptable subject to conditions as imposed on application reference 22/00214/HOU and amended conditions as detailed below:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan Drawing No. A-EL-001 received by the local planning authority on 7 March 2022 and Proposed Ground Floor Plan Drawing No. PL-100 Rev C, Proposed Basement Plan Drawing No. PL-101 Rev C, Proposed Roof Plan Drawing No. PL-102 Rev A, Proposed Front and Southwest Side Elevations Drawing No. PL-200 Rev B, Proposed Rear and Northeast Side Elevations Drawing No. PL-201 Rev B received by the local planning authority on 5 April 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).

2. The materials to be used on the external elevations of the proposed extensions and alterations hereby permitted shall be in accordance with the details submitted on the approved Proposed Front and Southwest Side Elevations Drawing No. PL-200 Rev B and Proposed Rear and Northeast Side Elevations Drawing No. PL-201 Rev B received by the local planning authority on 5 April 2023 and shall match the corresponding materials of the existing dwelling where stated.

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: 22/00214/HOU).

Yours faithfully

A handwritten signature in grey ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Planning Manager (Development Management)