

Your ref: 26/00092/CONDIT

Our ref: CG/002/DoC

PLANNING DEPARTMENT

Hinckley and Bosworth Borough Council

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08 June 2026

Dear Planning

Application for the discharge of Condition 3 of planning permission 26/00092/CONDIT

Cottage Farm, Kirkby Lane, Newbold Verdon, Leicester, Leicestershire

Variation of condition 2 of planning permission 24/00733/FUL to change the design of the approved dwelling

1. Please find enclosed an application to discharge Condition 3 attached to planning permission 26/00092/CONDIT, which relates to the submission and approval of external materials.
2. Condition 3 requires details of the materials to be used on the external elevations of the approved structures, including brick details, roof tiles, windows and doors, and rainwater goods.
3. The proposed external materials are set out below.

Brickwork

4. The proposed brick is Vandersanden Old Farmhouse. The below images provide the specification, along with an example of the brick, bond and details for the mid house elevation and gables.



Product Specs:	
Factory	Lanklaar
Connect_Name	Old Farmhouse
Length	214mm
Compressive Strength	20
Durability	F2
Configuration	Handmade
Water Absorption (%)	14
Colour	Red, Red Brown, White, Brown Black
Brand	Vandersanden
Pack Size	620
Size	212 x 100 x 65mm
Manufacture Process	Handmade
Size	212 x 100 x 65mm
Colour	Red Multi

Roof tiles

5. The proposed roof tile is Marley Ashmore interlocking concrete roof tile in smooth grey. The below images provide the specification, along with an example of the roof tiles.



Dimensions		Details	
Length	267mm	Type	Profile
		Tile	Ashmore
Depth	5mm	Finish	Minimum Pitch
		Smooth	25 Degrees
Size	333mm x 267mm	Colour	Maximum Pitch
		Smooth Grey	90 Degrees
Width	333mm	Material	
		Concrete	

Windows and doors

6. The proposed windows will be agate grey uPVC flush sash units, with trickle vents and 85millimetre uPVC cills. The uPVC cills will sit on sandstone cills. The bidold doors will be aluminium units. The below image provides an example of the windows.



7. The proposed front door will be solid oak with a shallow arch top, in a solid oak frame. The below image provides an example of the front door.



8. The proposed doors serving the office and utility room will be secure composite doors. The doors will be in Claystone, with a white/white frame and satin glazing.



Rainwater goods

9. The proposed rainwater goods will comprise agate grey fascia and soffit boards, with black square gutters and downpipes. The below image provides an example of the proposed fascia, soffit, gutters and downpipes.



Detached garage

10. The detached garage will be finished in external materials to match the dwelling, including Vandersanden Old Farmhouse brickwork, Marley Ashmore smooth grey roof tiles, and matching rainwater goods. The garage door will also match the appearance of the windows and doors on the dwelling.
11. The submitted details are considered to be appropriate to the approved farmhouse design of the dwelling and will provide a coherent, high quality external appearance. The proposed materials will ensure that the development is completed in accordance with the approved design approach and will preserve the character and appearance of the site and surrounding countryside.
12. On this basis, the Local Planning Authority is respectfully requested to discharge Condition 3.

Yours sincerely,

LBeresford

Lizzie Beresford BA(Hons), MPlan, MRTPI, CIH

Director | Planning Consultant