newton fallowell
raising the standard of estate agency

Your ref: Richard Wright
Our ref: DJR/JB

22 June 2010

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Richard Wright
Area Planning Officer
Planning & Development Services
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leics LE10 1BZ

Dear Richard,

Re:- Planning Permission 09/00945/FUL Conservation Area Consent 09/00946/CON Demolition of existing Meeting Hall and Re Development of Three Town Houses.

With reference to the above approvals, I write with proposals for the boundary treatment and use of materials as referred to in conditions 4 and 7 of the Planning Permission.

The site is to be offered for sale, and I feel it is important for a prospective buyer to be clear with regard to the materials to be used and their position of use within the development.

It is already agreed that stone, i.e. local stone as found on the site, and natural slates are to be used in the construction of the development, samples of which will have to remain subject to approval at this time, as it is the disposition of these materials I wish to clarify at present.

Condition 4 – It is proposed that the approved materials will be used within the development as follows:-

The roofs of the development are to be finished in natural slate – sample to be approved.

The front/road elevations and the main end gables of the development are to be finished in stone.
The front garden/boundary walls, including the boundary wall to plot 1 and the proposed public access, are to be in stone, to a height of 0.6m, (re Condition 12).
The inner walls of the drive through archway to plots 2 & 3 are to be finished in stone.
The rear garden/boundary walls, at a height of 1.8m, to plots 2 & 3 adjacent to the drive through access are to be finished in stone.

Sample of the stone finish to be approved.

All other rear garden boundaries, including the boundary of plot 1 to the proposed public access, are to be in close boarded fencing to a height of 1.8m.

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The rear boundary of the development site, to the Millennium Garden, to also be in close boarded fencing to a height of 1.8m.
The existing wall to the southern boundary is to be repaired as necessary.

Condition 7 – With regard to the boundary treatment to the northern boundary, of the proposed public access and No.132 Main Street, following a meeting with the owner of No.132 Main Street, I suggest the boundary treatment should be in the form of a stone wall, as in the rest of the development, to a height of 1m for a distance of 2m back from the highway boundary i.e. pavement, increasing to a height of 1.8m thereafter, incorporating a section of approximately 12m of close boarded fencing to a height of 1.8m adjacent to the recently built extension to No.132 Main Street, to offer protection to the extension whilst also allowing for the possibility of access being required for maintenance purposes.

This proposal is subject to the agreement of the owner of No.132 Main Street.

I would be grateful for your initial comments at this stage on the above proposals.

Yours sincerely

David Raybould

David Raybould
Newton Fallowell

Cc Barry Whirrity (Conservation Officer)