

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

Please Ask For: Matt Jedruch
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Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 24/00430/NMA
Date: 29 July 2024



Hinckley & Bosworth Borough Council

Zoe Massey
Hayward Architects Ltd
19 Station Road
Hinckley
LE10 1AW

Dear Zoe

APPLICATION NO: 24/00430/NMA
Address: Land west of 24 Orton Lane, Twycross

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 west of 24 Orton Lane, Twycross.

Following consideration of the information submitted I am able to confirm that the proposed works are considered to be non-material amendments to planning permission 21/00203/FUL.

The proposal is considered acceptable subject to conditions as imposed on application 21/00203/FUL and the amended conditions as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Plot 4 Floor Plans and Elevations Drawing No. 25g
 - Plot 5 Floor Plans and Elevations Drawing No. 34g
 - Plot 6 Floor Plans and Elevations Drawing No. 33f
 - Plot 7 Floor Plans and Elevations Drawing No. 35h
 - Plot 8 Floor Plans and Elevations Drawing No. 26j
 - Plot 9 Floor Plans and Elevations Drawing No. 29j
 - Plots 15 and 16 Floor Plans and Elevations Drawing No. 38e
 - Plot 10 Floor Plans and Elevations Drawing No. 36g
 - Plot 1 Floor Plans and Elevations Drawing No. 30g
 - Plots 2 & 11 Floor Plans and Elevations Drawing No. 31f
 - Plot 3 Floor Plans and Elevations Drawing No. 32g
 - Plots 12 & 13 Floor Plans and Elevations Drawing No. 44d
 - Plot 14 Floor Plans and Elevations Drawing No. 37f
 - Materials and Boundary Treatments Drawing No. 43h
- received 07/04/2022.

- Site Location Plan Drawing No. 00b
- received by the local planning authority on 12 February 2021

- Street scene Drawing No. 39e
- received by the local planning authority on 2 March 2021.

- Drainage Layout Drawing No. 1836-SCE-00-00-DR-C-0001

received by the local planning authority on 19 April 2021;

- Proposed Site Plan Drawing No. 024k
- Block Plan Drawing No. 42b

received by the local planning authority on 26 June 2021;

- Double Garages Drawing No. 22a
- Single Garages Drawing No. 15c
- Double Garage gable Drawing No. 16c

received by the local planning authority on 2 December 2021.

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).

11. The materials to be used on the external elevations of the proposed extension and alteration shall accord with the following approved plans:

- Plot 4 Floor Plans and Elevations Drawing No. 25g
- Plot 5 Floor Plans and Elevations Drawing No. 34g
- Plot 6 Floor Plans and Elevations Drawing No. 33f
- Plot 7 Floor Plans and Elevations Drawing No. 35h
- Plot 8 Floor Plans and Elevations Drawing No. 26j
- Plot 9 Floor Plans and Elevations Drawing No. 29j
- Plots 15 and 16 Floor Plans and Elevations Drawing No. 38e
- Plot 10 Floor Plans and Elevations Drawing No. 36g
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- Plot 3 Floor Plans and Elevations Drawing No. 32g
- Plots 12 & 13 Floor Plans and Elevations Drawing No. 44d
- Plot 14 Floor Plans and Elevations Drawing No. 37f
- Materials and Boundary Treatments Drawing No. 43h received 07/04/2022.

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: 21/00203/FUL).

Yours faithfully



Christopher Brown MRTPI
Head of Planning (Development Management)