

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Approval of Details Reserved by Condition

CONDITIONS DISCHARGED

Name and Address of Applicant

Torsion Projects Ltd
Tomlinson House
Capitol Boulevard
Morley
Leeds
LS27 0TS

Name and Address of Agent (if any)

Ms Daniela Phillips
Green 4 Architects
The Barn
Hopwell Hall
Ockbrook
Derby
DE72 3RW

Part I – Particulars of Application

Planning Reference: 26/00406/DISCON

Application Site: Land Adj Hinckley Leisure Centre, Coventry Road, Hinckley, Leicestershire

Proposal: Application to discharge condition 21 (materials) attached to planning permission 25/00354/FUL as amended by application 26/00091/NMA

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 21 Materials

Material Schedule (excluding the facing bricks) (submitted 04/05/2026)

Email confirming the facing brick type as Forterra Leicestershire Russet Mixture (submitted 23/06/2026)

The development must be carried out in strict accordance with the above approved documents and the full terms of the conditions.



Christopher Brown MRTPI
Head of Planning

Date: 26 June 2026

Part III – Particulars of Decision

Condition 6:

“Prior to above ground development full details of the materials to be used on the external elevations of the residential care facility have been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016)”.

Assessment:

The application was supported by a materials schedule which sufficiently details all the proposed materials. The external finish of the building includes render (K Rend Silicone Scraped Texture or similar- White’; Michelmersh Black Smooth brick to the panel details, window surrounds and string course detail; anthracite grey windows and doors in a mix of uPVC and aluminium; grey single ply roof membrane; aluminium trims and black rain water goods. These details are judged to respect the design ethos of the proposed building and represent a good quality finish to the proposal. Within the grounds of the care home, the materials schedule confirms the use of simple, modern glass balustrades, tarmac to the car park, with other paths being laid in Sureset Resin- these details are also judged to be acceptable.

The submitted materials schedule proposed a Michelmersh Wrekin Light Red Multi facing brick. Whilst red brick is commonplace within the town centre, this brick did not reflect the visuals and design ethos considered within the original application. Furthermore, the bricks were bland, lacking tonal variations. For these reasons, the applicant was advised the originally proposed bricks were unacceptable. Following proactive discussions, the applicant amended the brick type to a Forterra Leicestershire Russet Mixture. Whilst a more buff/sand coloured brick, given the modern design of the building this is judged acceptable within the context. The proposed brick has appropriate tonal changes and respects the character of the proposed building.

Further to the amendments, the proposed materials are therefore judged to be acceptable and will ensure a satisfactory external appearance in accordance with Policies DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).