

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

Please Ask For: Sophie Iliffe, Planning Officer
Direct Dial/Ext: 01455 255 777
Mobile: 07795 914 769
Email: sophie.iliffe@hinckley-bosworth.gov.uk
Our Ref: 25/00177/NMA
Date: 21 March 2025



**Hinckley & Bosworth
Borough Council**

Mr Andrew Hutchinson
C/o Mr Maddox Swift
Hayward Architects
19 Station Road
Hinckley
LE10 1AW

Dear Sir/ Madam

APPLICATION NO: 25/00177/NMA

Address: The Elms Farm, Ratcliffe House Lane, Ratcliffe Culey, Atherstone

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 The Elms Farm, Ratcliffe House Lane, Ratcliffe Culey, Atherstone, Leicestershire.

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 24/00218/HOU;

- Remove the stone headers, sills and columns;
- Remove the aluminium fascia's and replace with a parapet roof with exposed brick detailing and buff coping stone. Ridge height to be reduced by 0.20 metres;
- Replace the three individual bi-fold doors to the rear elevation with a singular set of six bi-fold doors, a single door and a window;
- Replace the set of bi-fold and French doors to the side elevation with a window;
- Reduce the scale of the roof lights hosting the kitchen/dining area;
- Reduce the total of roof lights hosting the utility from three to one;
- Reduce the total of windows hosting the utility from two to one;
- Increase the width of the utility by 1.00 metre;
- Reduce the width of the patio by 1.07 metres;
- Add a flue to the rear elevation hosting the living/dining area to accommodate a log burner. To sit above existing overall ridge height by 0.72 metres;
- Replace the hipped form over the utility to a mono-pitched form. Eaves height to be increased by 0.10 metres and ridge height to be increased by 0.75 metres;

- Raise a section of the patio off the living/dining space by 0.17 metres to be flush with the level of the bi-fold doors;
- Construct a 1.30 metre brick wall to the utility elevation to connect the existing arched timber/brick access with the main dwelling;
- Amend the colour of the windows, doors, roof lights, gutters, soffits and rain water pipes to Jet Black (RAL 9005).

The proposal is considered acceptable subject to conditions as imposed on application 24/00218/HOU, and the amended conditions as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the Proposed Site, Site Location Plan, Drg No. 23 22 09A and Proposed Floor Plans, Elevations, 3D View, Drg No. 23/22 13A as received by the Local Planning Authority on the 25th February 2025.

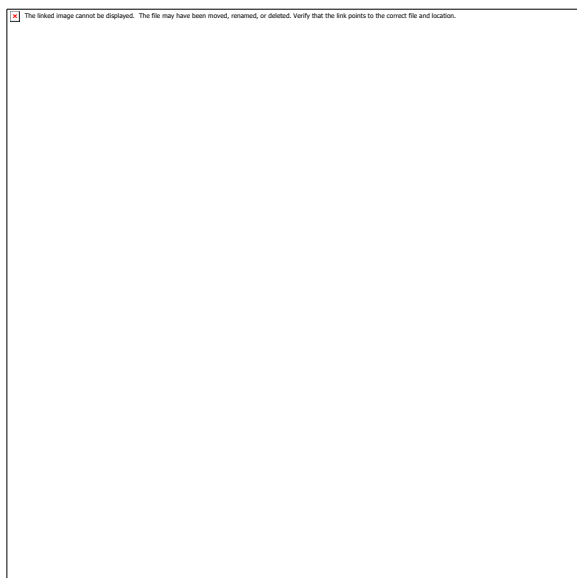
Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, DM10 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved Proposed Floor Plans, Elevations, 3D View, Drg No. 23/22 13A as received by the Local Planning Authority on the 25th February 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM4 and DM10 of the 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 24/00218/HOU.

Yours faithfully



Christopher Brown MRTPI
Head of Planning