HINCKLEY & BOSWORTH BOROUGH COUNCIL

Planning (Listed Buildings and Conservation Areas Act) 1990

LISTED BUILDING CONSENT

Name and Address of Applicant
Mr And Mrs Mitchell
36 Main Street
Newbold Verdon
Leicestershire
LE9 9NN

Name and Address of Agent (if any)
Kenneth I Payne - Chartered Architect
49 Church Road
Kirkby Mallory
Leicestershire
LE9 7QE

Part I - Particulars of Application

Date of Application	**Application No.**
23 August 2007	07/01016/LBC

Particulars and location of development:

ALTERATIONS TO DWELLING AND ERECTION OF REPLACEMENT DOUBLE GARAGE

36 Main Street Newbold Verdon Leicester Leicestershire LE9 9NN

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, BE4 and BE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act, 1990, the Hinckley & Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed alterations and extensions and detached garage shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. Notwithstanding the submitted drawings full details of the new replacement timber windows and doors shall be submitted to and approved in writing by the Local Planning Authority, before the development commences. The development shall be implemented in accordance with the approved details.

The reasons for the conditions are:-

1. To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 & 3. To ensure that the development has a satisfactory external appearance to accord with policy BE1, BE4 and BE5 of the adopted Hinckley & Bosworth Local Plan.

NOTES TO APPLICANT:-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. In relation to Conditions 2 and 3 above, the applicant is advised that the proposed garage doors should be of timber construction with vertical emphasis to enhance the character and appearance of the development.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

Continued...

Date:- 16 October 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL