Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Rob Morgan
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Your Ref:
Our Ref: 09/00797/FUL
Date: 11 March 2013

Hinckley & Bosworth Borough Council

A Borough to be proud of

Mr Jagtar Singh
Marble Homes Ltd
27-35 Sussex Street
Leicestershire
LE5 3BF

Dear Mr Singh

RE: Rear Of 112 High Street, Barwell
Planning Permission: 09/00797/FUL

I refer to your application for approval of details reserved by condition dated 22 January 2013.

I have received a response relating to the details submitted and I am able to provide you with an updated response.

Condition No	Requirement	Details submitted	LPA response
Condition 3	Representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings and car park building.	**Roof Tile:** Gemini Forticrete, Colour Black. **Brick:** Hanson Kimbolton, Red Multi **Car Park Building:** Roof Tile: Gemini Forticrete, Colour Black. Building: Timber Frame.	Details acceptable. The scheme shall be implemented in accordance with the approved materials.
Condition 4	Full details of all new window and door style, type of glazing, reveal, cill, and header treatment.	**Window Style:** Drawing No. 2013/01/01, Detail 4. **Door Style:** Drawing No. 2013/01/01, Detail 4. **Type of Glazing:** Units 10-17: NW & SW 1st Floor Double Glazing, 10mm/20mm/6mm. Units 18-23: Double Glazing 4mm/16mm/4mm.	Details acceptable. The works shall be implemented in accordance with the approved details.

		Measurement of Sound Transmission Loss Acoustic Air Noise Mitigation Report Part 5 **Window Reveal:** To sit back 75mm Window Section received 04.03.2013 **Cills:** Munster Joinery Technical Information Sheet, Cill No.2 **Header:** Soldier course in matching brick	
Condition 5	Detailed design of the access, including details of width, visibility splays, radii and build-out.	Drawing No. 5813/01/P2	Following consultation with LCC Highways, 07.03.2013 the details are considered acceptable. The approved details shall be implemented before the first occupation of any dwelling and shall be maintained thereafter.
Condition 6	Details of the proposed surfacing to the access roadways, shared parking areas, driveways and parking spaces.	Drawing No. JA:02:60	Details acceptable. The approved details shall be implemented before the first occupation of any dwelling and shall be maintained thereafter.
Condition 8	Scheme protecting the proposed dwellings from noise from adjacent commercial operations.	Measurement of Sound Transmission Loss Acoustic Air Noise Mitigation Report Part 5 Ground Fl. Flats, Drawing No. 1 or 1 1st Floor Flats, Drawing No. 1 of 1 Type K, Drawing No. 1 of 1 Type M, Drawing No. 1 of 1 Type N, Drawing No. 1 of 1 Type S, Drawing No. 1 of 1 Acoustic fence density 600kg/m3	Following consultation with Environmental Health, 01.02.2013 the details are considered acceptable. All works shall be completed before any of the permitted dwellings are first occupied and be maintained thereafter.

Condition 9	Full details of the proposed acoustic fence to the sites northern boundary, including height, style and position.	**Height and Style:** Drawing No. 2013/01/01, Detail 3. **Position:** Drawing No. JA:02:60 Confirmation received 06/02/2013, acoustic fence will be density of 600kg/m3.	Following consultation with Environmental Health, 01/02/2013 the details are considered acceptable. The fence shall be erected in accordance with the approved details prior to occupation of any of the dwellings hereby approved.
Condition 10	Drainage details including works for the disposal of both surface water and foul sewage, incorporating sustainable drainage principles and an assessment of the hydrogeological context of the development.	Proposed Siteworks Plan, Drawing No. C11 B Construction Details 1, Drawing No. C12 B Construction Details 2, Drawing No. C13 B Combined Sewer Diversion Plan, Drawing No. C01 A Combined Sewer Diversion Plan Long Section & Details, Drawing No. C02 A Drainage Design For Residential Development at 104-112 High Street, Barwell, Leicester dated 09.01.2013.	Following consultation with Environmental Health, 06.02.2013 the details are considered acceptable. Following correspondence with Severn Trent Water, 30.01.2013 the details are considered acceptable. The scheme shall be implemented in accordance with the approved details before the development is completed.
Condition 12	Details of the proposed railings to the sites northern boundary adjacent to the public footpath.	**Height and Style:** Drawing No. 2013/01/01, Detail 1. **Position:** Drawing No. JA:02:60	Details are acceptable. The approved railings shall be erected before the first occupation of any dwelling and shall be maintained thereafter.
Condition 13	Full details of both hard and soft landscape works.	Drawing No. JA:02:60 Rear gardens: 700mm imported contaminant free top soil Landscaped front gardens: 400mm imported contaminant free top soil Drawing No. S881BAR/01 To be implemented within first planting season after development is completed.	Details acceptable.

All pre-commencement conditions are hereby approved. Development shall be carried out in accordance with the approved details and all other conditions complied with in full.

Please note a material commencement of development must have taken place before the expiration of three years from the date of the permission as required by Condition 2. Photographic

evidence has been submitted to the Local Planning Authority showing a trench filled with concrete on site. It is the opinion of the Local Planning Authority that this operation is *de minimis* and does not constitute a material commencement of development.

I also draw your attention to Section 106 Agreement dated 12 March 2010 and the planning obligations contained within.

I hope that this information is of assistance to you.

Yours sincerely

Rob Morgan
Compliance and Monitoring Planning Officer