

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00088/DISCON
Applicant: Mr & Mrs Cvetkovic
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: 30 Barton Road Market Bosworth Nuneaton

Application to discharge conditions 5 (Written Scheme of Investigation) and 6 (Materials) attached to planning permission 23/00517/FUL

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 5 WSI

With the exception of demolition, no development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a Written Scheme of Investigation (WSI), which has been submitted to, and approved by, the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C5 Written Scheme of Investigation – Received 22 January 2024

Condition 6

No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations on the dwellings hereby permitted have been deposited with, and approved in writing by, the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

C6 Material Details- Received 25 January 2024

Rosemary Red Clay Roof Tile (or Amarant only if availability issues)
Wienerberger Crofters Medley (or Grainger Autumn only if availability issues)

Consultees / Assessed by:

LCC Archaeology
Conservation Officer
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 5

A written scheme of investigation submitted and assessed by LCC Archaeology details how the development site will be investigated for archaeological remains and how it will be reported to advance the understanding of, and safeguard the significance of, an area of

archaeological interest that is adjacent to a Scheduled Monument in a manner proportionate to its importance in accordance with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 205 and Section 16 of the National Planning Policy Framework which is satisfactory to enable the condition to be partially discharged, to allow the archaeological works to commence.

Following conclusion of the necessary archaeological programme (fieldwork report preparation and archiving) this should be submitted to the LPA for approval to enable the condition to be fully discharged.

Condition 6

The proposed materials have been assessed by the Councils Conservation Officer. They propose to use a Rosemary Red Clay tile which is traditionally used in the area along with a Crofters Medley Brick which provides a multi coloured appearance ranging from light to darker red with a slight textured finish. Back up materials have also been provided depending on availability which are both acceptable should the preferred materials have limited availability when ordering. The proposed materials are acceptable as they demonstrate that the development will have a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 5 Archaeology – Partial Discharge

Condition 6 Materials – Discharge