HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr And Mrs Walker-Smith
4 Valley Road
Markfield
Leicestershire
LE67 9QS

Name and Address of Agent (if any)
M & M Est Ltd
P.O.Box 165
Winsford
Cheshire
CW7 2WW

Part I - Particulars of Application

Date of Application	**Application No.**
10 September 2007	07/01064/FUL

Particulars and location of development :

EXTENSION TO DWELLING

4 Valley Road Markfield Leicestershire LE67 9QS

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 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 and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

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

2. This permission relates to the application as revised by amended plan 07/01064/FUL/A received by the Local Planning Authority on 5 November 2007.

3. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To define the permission.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 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.

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Continued (07/01064/FUL)...

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

Date:- 5 November 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL