

# Hinckley & Bosworth Borough Council

## Town and Country Planning Act 1990 (as amended) Discharge of Conditions

### DoC Decision Notice Condition Discharged

Mrs Gould  
C/O Agent  
Mr Daniel Nestoruk  
InkDrawn  
Windermere House  
47 New Walk  
Leicester  
LE1 6TE

---

#### Details of Application:

Application Ref: 25/00338/DISCON  
Proposal: Application to discharge condition 3 (materials) on Appeal Decision  
APP/K2420/W/22/3306126 relating to planning application 21/00439/FUL  
Location: 122 Station Road, Market Bosworth

---

#### The conditions and supporting details submitted to apply for the discharge of conditions:

##### *Condition 3*

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

**C3, Proposed External Materials, received 27 March 2025**

**C3, Material Elevations, received 21 May 2025**

#### Consultees:

Nil.

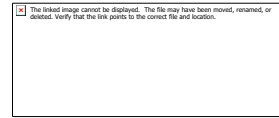
#### Summary:

The red facing bricks Furness Bricks in Russett White are consistent with brick colouration seen in newer construction within the neighbouring area. The roof tiles Redland DuoPlain in Charcoal Grey match the roofing on dwellings to the east of the development site. The Eurocell uPVC windows and doors are typical of the style of windows and doors seen on dwellings within the broader surrounds. The proposed materials will sit comfortably within the residential surrounds which are noted to be of varied character. The proposal therefore accords with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

---

The details submitted are **ACCEPTABLE** and the condition is hereby **FULLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the condition.

Date: 21 May 2025



**Christopher Brown MRTPI**  
Head of Planning