

**Delegated Report
Discharge of Conditions**

Planning Ref: 26/00580/DISCON
Applicant: Mr Mark Newbold
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: Land adjacent to 34 Mill Hill Road, Hinckley

**Discharge of conditions for planning permission 24/00426/FUL for conditions:
Application to discharge condition 4 (ground levels) of planning permission
24/00426/FUL**

Details of conditions to be discharged and supporting details submitted to discharge the above conditions:

Condition 4: No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To ensure that the development has a satisfactory appearance and in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Information submitted

C4 – Topographical Survey
C4 – Site Levels
C4 – Proposed Site Plan, Floor Plans and Elevations (Drg No. 4858/01)

Summary

Permission was granted in July 2024 for the erection of a dwelling with car parking. Condition 4 outlines that no development shall commence on site until details of proposed ground levels and finished floor levels have been submitted to and agreed in writing by the local planning authority.

The submitted plans indicate finished floor levels of approximately 122.28m to 122.43m, which are broadly comparable with the existing site levels and surrounding ground levels. As such, the proposed floor levels are considered acceptable and would not appear incongruous within the street scene or result in any significant adverse impacts.

Conclusion

The LPA confirms that the details submitted are sufficient to discharge condition 4.

Recommendation

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

Informatives

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

- The design and construction of the foul and surface water drainage will need to comply with the requirements of Building Regulations 2010. Connection is subject to formal approval via a Section 104 agreement directly with Severn Trent Water.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 23rd September 2026