Hinckley & Bosworth Borough Council

*A Borough to be proud of*

**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and Address of Applicant**
Mr James Stanworth
The Grange
Rectory Lane
Cadeby
Warwickshire
CV13 ORB

**Name and Address of Agent (if any)**
Mr Patrick Flint
The Acorns
472b Groby Road
Leicester
Leicestershire
LE3 9QD

**Part I - Particulars of Application**

| **Date of Application** | **Application No.** |
|---|---|
| 20 March 2008 | 08/00300/FUL |

**Particulars and location of development :**

ERECTION OF NEW FRONT WALL

The Grange Rectory Lane Cadeby Nuneaton Leicestershire

**Part II - Particulars of decision**

**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. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed wall shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. The gates hereby permitted shall be hung as to open inwards only and maintained in this way thereafter.

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 ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3. To enable a vehicle to stand clear of the highway whilst the gates are opened.

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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IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

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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.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

T. M Prowse

**TREVOR PROWSE**
PROPER OFFICER OF THE COUNCIL

Date:- 27 May 2008