

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Stuart Wileman
The Cottage
Elmesthorpe Lane
Earl Shilton
LE9 7PU

Details of Application:

Application Ref: 24/00808/DISCON

Proposal: Application to discharge C3 (Materials) C6 (Landscaping) C7 (Ecological Enhancement) C8 (Waste and Recycling) attached to planning permission 22/01018/FUL

Location: The Cottage Elmesthorpe Lane Earl Shilton

The details submitted with the following conditions are acceptable and the conditions are hereby discharged.

Condition 3

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 of 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.

Additionally, prior to the commencement of development above foundation level, details outlining:

- The brick bond and course
- The reveal depth of windows and main door
- The style, colour and manufacturer of windows and doors
- The colour and materials of rainwater goods

Shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with these approved details.

C3 Materials Schedule - Reclaimed Cheshire Wire Cut & Original Bricks Flemish brick bond - Painswick Green UPVC Composite Doors and windows with a depth of 100mm - Cills Sandstone, Marley Ashmore (Style of windows, door, bricks and tile shown by images in schedule). Black Rain goods Victorian style.

Received 12 December 2024

C3, C6, C7 & C8 Landscape, Boundaries and Insect Brick and Material Detail (site plan)

Condition 6

No development above foundation level shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or are seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified by the Local Planning Authority.

Received 12 December 2024

C3, C6, C7 & C8 Landscape, Boundaries and Insect Brick and Material Detail (site plan). *the 1.2m brick wall must be finished in reclaimed Cheshire Wire Cut and / or Original Bricks with Flemish brick bond, to match the dwelling*

Condition 7

Prior to the first occupation of the dwelling hereby approved, details regarding the location and specification of one bat box, one bird box and one insect brick to be incorporated into the dwelling hereby approved, shall be submitted to and approved in writing by the local planning authority. This shall include photos showing the boxes/brick in situ. Thereafter the boxes/brick shall be retained in perpetuity.

C7 Bat Box Location – Received 22 August 2024

C7 Bat Box Design – Received 4 September 2024

Received 12 December 2024

C3, C6, C7 & C8 Landscape, Boundaries and Insect Brick and Material Detail (site plan)

Condition 8

No development above foundation level shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Received 12 December 2024

C3, C6, C7 & C8 Landscape, Boundaries and Insect Brick and Material Detail (site plan)

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.



Christopher Brown MRTPI
Head of Planning

Date: 10 January 2025