

**Delegated Report  
Discharge of Conditions**

**Planning Ref:** 24/01037/DISCON  
**Applicant:** Mr Ricky Smith  
**Ward:** Burbage Sketchley & Stretton



Hinckley & Bosworth  
Borough Council

**Site:** Land South Of 26 To 28 Britannia Road Burbage

**Application to discharge condition 10 (Code for Sustainable Homes Final Certificate)  
attached to planning permission 12/00154/FUL**

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**Conditions and supporting details submitted to apply for the conditions to be discharged:**

**Condition 10**

No development shall commence unless and until a Code for Sustainable Homes Design Stage Assessment, carried out by a qualified code assessor, demonstrating that the dwellings hereby approved can be constructed to a minimum of Code Level 3 has been provided to the local planning authority. In addition, prior to the first occupation of each of the dwellings hereby approved, a Final Post Construction Stage Certificate demonstrating that the dwelling has been constructed to a minimum of Code Level 3 shall be provided to the local planning authority.

In the interests of sustainable development to accord with policy 24 of the adopted Local Development Framework Core Strategy.

**Received 13 November 2024**

**C10, Final Certificate - Code for Sustainable Homes Plot 1 (Dated 2 July 2015)**

**Previously submitted on file under 12/00154/FUL but not fully discharged**

**C10 Final Certificates Code 3 for Plot 1 Received 3 July 2015**

**Received 13 March 2015**

**C10 Final Certificates Code 3 for Plot 36,41, 42, 43, 44 45–48 & Plots 22, 24, 26**

**C10 Final Certificates Code 3 for Plots 27- 40 Received 2 May 2014**

**C10 Final Certificates Code 3 for Plot 49 Received 8 November 2013**

**C10 Final Certificates Code 3 for Plot Received 2 May 2024 November 2014**

**C10 Final Certificates Code 3 for Plot 2 – 21 & Plot 49 -52 Received 11  
November 2013**

**DoC Decision Notice 12 May 2015 - 12/01026/FUL**

**C4 Code 3 Certificates Plots 40 to 49**

**Consultees / Assessed by:**

Compliance & Monitoring Officer

**Conclusion / Summary:**

**Condition 10**

An application has been submitted to fully discharge Condition 10 relating to application 12/00154/FUL. Interim certificates were provided for the design stage element of the condition on a previously submitted application that demonstrated that the plots could

achieve a satisfactory code (minimum of 3) as per letter of 5 November 2013, which enabled the development to commence. Various final certificates were provided during 2014 and 2015 however the Condition was not applied for to be fully discharged. A final certificate for plot 1 has been provided along with previously supplied final certificates the LPA are satisfied that all plots have a certificate that confirms a rating of 3 stars which demonstrate that all plots on the development in the interests of sustainability which accorded to policy 24 of the adopted Local Development Framework Core Strategy have achieved the minimum code level.

**Officer Recommendations:**

Condition 10 Code for Sustainable Homes Final Certificates - Discharge