

**Delegated Report  
Discharge of Conditions**

**Planning Ref:** 23/01225/DISCON  
**Applicant:** Mrs Carole James  
**Ward:** Twycross Sheepy & Witherley



Hinckley & Bosworth  
Borough Council

**Site:** 1 George Fox Lane Fenny Drayton Nuneaton

**Application to discharge condition 4 (Materials) attached to planning permission  
21/00336/OUT**

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

**Condition 4**

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.

**Received 19 December 2023**

**C4 Materials Specification (as approved under REM Application 23/00652/REM)**

**Consultees / Assessed by:**

Compliance & Monitoring Officer

**Conclusion / Summary:**

**Condition 4**

A condition was placed on the outline permission to provide materials however these were provided during the reserved matters application and approved as part of the approved plans. On reviewing the materials approved they are acceptable with a Crofters Medley brick for the new dwelling and boundary wall together with a smooth grey roof tile, with black front door and garage, white soffits, aluminium grey bifold doors with white UPVC framed windows, with the chimney to have a roll top clay chimney to match No. 45 and brickwork Crofters Medley as per the elevations. The details ensure that the development has a satisfactory external appearance of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan (2016)

**Officer Recommendations:**

Condition 4 Materials – Discharge