



**Bassetlaw**  
**DISTRICT COUNCIL**  
 — North Nottinghamshire —

Mr Peter Hunt  
 Peter Hunt Architects  
 Hunters Moon  
 Gorse Green Lane  
 Belbroughton  
 Stourbridge  
 DY9 9UH

Our Ref: 20/01594/COND  
 Officer: Mandy Freeman  
 Email: [planning@bassetlaw.gov.uk](mailto:planning@bassetlaw.gov.uk)

2 February 2021

Dear Sir/Madam

**Discharge of Conditions**

**Location** Land Rear Of And Including Robin Hood Inn High Street Elkesley  
**Proposal** Discharge of Conditions 3, 4, 6 and 7 of P.A. 18/01197/FUL - Demolish Garages And Erect 4 Dwellings With Parking And Turning Head

Your 'Discharge of Condition' application is with regard to conditions 3, 4, 6 and 7 of Planning Permission 18/01197FUL. In relation to your submission, I can confirm the following:

Condition(s) to be discharged		
Number	Discharge?	Details
3	Yes	<p><b>Facing and roofing materials</b></p> <p>The use of Forterra Hampton Rural Blend, Weinerberger Terca Athena Blend, Weinerberger Terca Oast Russet Sovereign Stock or York Handmade Thirkleby facing bricks would be acceptable. Marley Eternit Rivendale or Wienerberger Britslate slate roofing tiles would be acceptable.</p> <p>PLEASE NOTE: CEMBRIT WESTERLAND SLATE WILL NOT BE ACCEPTABLE.</p>
4	No	<p><b>Hard &amp; soft landscaping including means enclosure</b></p> <p>The soft landscape proposals shown on Martin F. Holland Drg No.1 are acceptable. No details have been received of any hard landscaping areas. The use of close boarded timber fence between building plots and to the north of the site are acceptable and metal railings and gates (fence type 11) to the front boundary is acceptable, as shown on drawing no. 20-876-375-A.</p> <p>THE PROPOSED USE OF CLOSE BOARDED FENCE TYPE 23C ALONG THE EASTERN BOUNDARY IS UNACCEPTABLE. A brick wall along the eastern boundary to replace the existing building wall will be required to maintain the character of the area in this prominent location and the setting of the nearby listed buildings.</p>
6	Yes	<p><b>Management &amp; maintenance of access roads and parking areas</b></p>

		The Management Plan received on 11 January 2021 that a management company will be set up by the developer which will include all the freeholders when they purchase. This will then take over maintenance of the common areas including the access road, parking areas and on site drainage, is acceptable.
7	Yes	<b>Construction Method Statement</b> Amended Construction Method Statement received on 11 January 2021 (dated 18 Nov 2020) is acceptable.

With the above in mind, **conditions 3, 6 and 7 of Planning Permission 18/01197/FUL are hereby discharged.**

Condition 4 will need further consideration to the boundary treatment on the eastern boundary to provide a brick wall.

I trust this is the confirmation you require.

Yours faithfully/sincerely



Development Team Manager