

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Single storey rear extension to form triple garage and erection of brick wall, timber fencing and gates

Reference number

20/1012/HH

Date of decision (date must be pre-application submission)

22/12/2020

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

01/09/2022

Has the development been completed?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The original application was for a brick finish to the triple garage at the rear of the property.

The material that is going to be used instead is Eco-Rend SR15 in colour reference 'Marble White', over concrete block walls.

See this link for the product specification details:

<https://www.ecorend.co.uk/systems/sr15-system/>

See this link for the colour specification details:

<https://www.ecorend.co.uk/colour-selector/>

Lloyd Bird the Conservation Officer looking after this project, has recommended submitting the render material spec using a discharge of conditions application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Hi Edward,

There are two flexible ways of formalising this change in material choice.

Either the submission of an application made under section 73 of the Town and Country Planning Act 1990 to vary the relevant materials condition associated with planning permission 20/1012/HH to allow the inclusion of render. This application would grant a further permission to sit alongside the previously approved application, and would require the submission of revised drawings, application forms, Heritage Impact Statement, and a planning fee of £234.

Alternatively, the other option is to submit an application to formally discharge the materials condition by submitting the relevant application form and the details of the change in materials – essentially, a product specification (can usually be found on the manufacturers website) and paint system (assuming the render is to be painted thereafter?) with a RAL number identifying the colour. The cost of this application is significantly less, at £34, and I would advise is the most straightforward to complete.

I don't consider the change in materials from brick to render to be controversial in this case – providing the texture and colour are to match the render in the existing dwelling. It sounds like that is the approach being taken, and on that basis, the application is highly likely to be approved.

Kind regards

Lloyd Bird
Principal Planning and Conservation Officer
Blaby District Council

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Barnaby Robinson

Date

09/08/2023