



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Ravenstone Farm, Ravenstone House

Address Line 1

Main Street

Address Line 2

Address Line 3

Leicestershire

Town/city

Higham On The Hill

Postcode

CV13 6AH

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

Easting (x)

438128

Northing (y)

295440

Description

Applicant Details

Name/Company

Title

ms

First name

nicole

Surname

bains

Company Name

Ravenstone House

Address

Address line 1

Ravenstone House

Address line 2

60 Mainstreet

Address line 3

Higham on The Hill

Town/City

Nuneaton

County

Country

United Kingdom

Postcode

CV13 6AH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Following on from the site visit to your listed building (60 Main Street) it has been observed that the top floor windows on the front elevation and one top floor window and the bathroom window on the rear elevation are in a very poor condition, despite continued effort at their maintenance, so for this reason along with these particular windows not being as historically significant as others across the building then is likely sound justification for their replacement. A recommended specification for the replacement windows is as follows, and this can be discussed with a specialist joiner/timber window supplier:

Windows to have a timber frame, treated and painted white. Type of timber to be confirmed

Seek to replicate the arrangement of each window in terms of position of opening lights unless practical considerations determine otherwise.

Any opening lights to be side hung and flush fitting to the frame

Seek to replicate the number position of glazing bars

Glazing to be single glazed or slim double glazed units. If double glazed glazing bars can be integral or planted on (astragal with corresponding internal spacer bar), whichever gives the slimmest dimensions

Seek to recreate the interior moulding profile of any glazing bars. For the exterior a putty to fix the glazing to the frame or a putty line bead is recommended

Cills to match existing unless where defective and a greater fall is required (it appears that the left hand side window on the top floor front elevation requires a cill to be reinstated?)

Install to the same reveal position as existing

No trickle vents to be used – consider alternative means of additional ventilation where it is required, such as through the frame

For the bathroom if mechanical ventilation is required then no listed building consent would be required to fit a vent through the rear wall in addition to the window

Has the development or work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☒ Grade II*

☐ Grade II

Is it an ecclesiastical building?

☒ Don't know

☐ Yes

☐ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
☒ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

I have a document with all the drawings and measurements on that has been uploaded to the portal.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Windows

Existing materials and finishes:
Wood/timber for window frames. Glass.

Proposed materials and finishes:
Proposal 1. All windows to be made using treated redwood timbers from a sustainable source. Windows to be a replica in design to the original windows and profile patterns. Opening sashes to be side hung and flush fitting with capillary groove. All glazing to be a double glazed unit with a make up of 4:6:4 with a bronze spacer bar. The double glazed units to bedroom windows 1, 2 and 2a are to have toughened units as they fall below the 800mm regulated level. All windows will be coated with primer/undercoat before fitting and finished in an external white gloss. Proposal 2. As above with the exception of: Glazing to be a 4:10:4 double glazed unit with 18mm white georgian bar fitted internally. This will give the visual of the original windows but will have an increased insulation and sound properties. It will also reduce the number of glazing units from 50 to 11 and therefore a significant reduction in glazing costs.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

I have a document with the drawings on, I have uploaded it onto the portal.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
- ☒ No

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

paul.grundy@hinckley-bosworth.gov.uk

Date (must be pre-application submission)

14/02/2024

Details of the pre-application advice received

Following on from the site visit to your listed building (60 Main Street) yesterday I observed that the top floor windows on the front elevation and one top floor window and the bathroom window on the rear elevation are in a very poor condition, despite continued effort at their maintenance, so for this reason along with these particular windows not being as historically significant as others across the building then is likely sound justification for their replacement. A recommended specification for the replacement windows is as follows, and this can be discussed with a specialist joiner/timber window supplier:

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Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

ms

First Name

nicole

Surname

bains

Declaration Date

02/03/2024

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent 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

nicole bains

Date

06/03/2024