



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
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LE10 0FR

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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	122
Suffix	
Property Name	
Address Line 1	Station Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Market Bosworth
Postcode	CV13 0NP

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

Easting (x)	Northing (y)
440077	303170

Description

Applicant Details

Name/Company

Title

Mrs

First name

Surname

Gould

Company Name

Address

Address line 1

C/O Agent

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

***** REDACTED *****

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 *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

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

Erection of a dwelling and formation of a private access drive, at Land to the rear of 122 Station Road, Market Bosworth, Nuneaton CV13 0NP, in accordance with the terms of the application Ref 21/00439/FUL, dated 7 April 2021

Non material amendment to planning application 21/00439/FUL. Amendment to internal layout, selected windows, entrance door and roof lights in accordance with the terms of the application Ref 24/01063/NMA, dated 18 December 2024

Reference number

21/00439/FUL,APP/K2420/W/22/3306126

Date of decision

16/01/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Incorporate a chimney at roof level to accommodate the log burner flue and introduce a lightweight porch over the main entrance of the property.

Please state why you wish to make this amendment

The new owner of the property wishes to put a small porch over the main entrance of the property to create a sheltered area, in keeping with all other local properties. A small chimney at roof level will add character, typical of a domestic dwelling, and allow for a traditional log burner within the family room.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

1111-INK-STN-ZZ-DR-A-01003 Approved and Proposed Block Plan
1111-INK-STN-ZZ-DR-A-01005 Proposed Drawings

New plan/drawing numbers

1111-INK-STN-ZZ-DR-A-01503-Approved & Proposed Block Plan-S2-P01
1111-INK-STN-ZZ-DR-A-01505-Proposed Drawings-S2-P01

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

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

Declaration

I/We hereby apply for Non-Material Amendment 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

Daniel Nestoruk

Date

15/01/2025