



**Hinckley & Bosworth
Borough Council**

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Rugby Road
Hinckley
Leics
LE10 0FR

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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	Brookvale Groby Learning Campus
Address Line 1	Ratby Road
Address Line 2	Groby
Address Line 3	
Town/city	Leicester
Postcode	LE6 0AP

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

Easting (x)	Northing (y)
451780	306948

Description

Land to the east of the sports field, situated between 3no modular buildings and to the rear of the main block.

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Fulbrook

Company Name

Brookvale Groby Learning Trust

Address

Address line 1

Brookvale Groby Learning Campus

Address line 2

Ratby Road

Address line 3

Groby

Town/City

Leicester

County

Leicestershire

Country

United Kingdom

Postcode

LE6 0AP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Mohammed

Surname

Javed

Company Name

Ridge and Partners LLP

Address

Address line 1

Blythe Valley Business Park

Address line 2

Rhodium

Address line 3

Town/City

County

Country

United Kingdom

Postcode

B90 8AS

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

Proposed construction of a new single storey building (following the demolition of three existing modular buildings)

Reference number

23/009937/FUL

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

15/11/2023

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

Condition number(s)

2 - The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Proposed East Elevation - Drg. No 5022335-RDG-XX-XX-D-B-092
Proposed South Elevation - Drg. No 5022335-RDG-XX-XX-D-B-093
Proposed West Elevation - Drg. No 5022335-RDG-XX-XX-D-B-094
Proposed North Elevation - Drg. No 5022335-RDG-XX-XX-D-B-095
Drainage Strategy - Drg. No 5022335-RDG-XX-DOC-C-0001 ver. P03
Proposed Site Plan - Drg. No 5022335-RDG-XX-00-D-B-0023
Proposed Roof Plan - Drg. No 5022335-RDG-XX-00-D-B-0901
Proposed Demolition Floor Plan - Drg. No 5022335-RDG-XX-00-D-B-0903
Proposed Block Plan - Drg. No 5022335-RDG-XX-00-D-B-0924
Below Ground Drainage Layout - Drg. No 5022335-RDG-XX-ST-PL-C-P04 all received 25/09/2023

Reason: To ensure satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

3 - The materials to be used on the external elevations of the shall accord with the approved Elevations and Floor Plans - received on 25/09/2023.

Reasons: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We are seeking approval to convert the originally planned single-storey building into a modular building via variation of condition.

Following our tender review of the contractor submissions, the client is over budget by circa £300-400k, to keep costs within budget, we have had to go down a modular approach as opposed to a traditional brick built building. The modular approach is more cost-effective, both in terms of initial construction costs and long-term maintenance. The precision of factory fabrication reduces the likelihood of costly errors and rework, and the high-quality materials used in modular construction can lead to lower maintenance costs over the building's lifespan. However, following these changes, the external facade, and materials to be used are now different to what was originally proposed.

Given that we are also 5-6 months behind programme, the modular approach offers significant improvements in construction efficiency and flexibility compared to traditional single-storey construction. Modular construction allows for off-site fabrication of building components, which can then be rapidly assembled on-site. This process minimizes construction time and disruption to the surrounding area, this will enable us to align with the programme scheduled initially.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

See below regarding the existing external elevation design details and what we are now proposing

- Initial Planning Application

Wall Brickwork Match as close to adjacent buildings

Fascia uPVC White

Parapet Brickwork Match as close to adjacent buildings

Trim GRP Black

Rainwater Goods uPVC Black

Windows Aluminium Double Glazed Dark Grey

External Doors Aluminium Dark Grey

Louvers Aluminium Silver

- Variation of Condition (Design as now being updated to include the following:)

Windows - FOV type, double glazed (colour: Anthracite)

External walls - Low Maintenance Pastisol Steel on 9mm Multipro (colour: Merlin Grey)

Fascias - Low Maintenance Pastisol Steel on 9mm Multipro (colour: Black)

Skirt/Plinth - Low Maintenance Pastisol Steel on 9mm Multipro (colour: Black)

Doors - Composite Steel (colour: Ultramarine Blue)

Rainwater Goods – uPVC (colour: Black)

In addition to the changes noted above to the external facade, the height of the modular has decreased from circa 4.7m to 4.1m. The building footprint and perimeter has not changed however there have been some changes to the internal layout design.

We have attached the updated drawings as part of this application for your review.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Mohammed

Surname

Javed

Declaration Date

26/06/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Mohammed Javed

Date

16/07/2024