



**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	3
Suffix	
Property Name	The Grey House
Address Line 1	Church Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Market Bosworth
Postcode	CV13 0LG

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

Easting (x)	Northing (y)
440640	303252

Description

Applicant Details

Name/Company

Title

Mr

First name

Warren

Surname

Brett

Company Name

Address

Address line 1

4 Shericles Way

Address line 2

Desford

Address line 3

Town/City

Leicester

County

Leicestershire

Country

United Kingdom

Postcode

LE9 9QP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

We are in the process of purchasing this property with anticipated completion during July 2023.

1) We would like to replace 15 single glazed, mostly Georgian style windows, to the rear and side elevations. Some of these do not match the typical small Georgian pane design, having been fitted into a 1970's extension. Replacement with Georgian style small panes and in slim, sealed, double glazed units would be more in keeping. The existing Georgian style single glazed units are in relatively poor repair, do not fit into frames/are warped and some have varying levels of rot present. If we can save some of the existing units we will but they are of relatively poor quality/not original.

We would like to replace with slim profile, sealed double glazed units to both improve the overall appearance and introduce much better insulation and heating economies (70% more heat efficient than single glazed units). Some existing windows to the property have already been replaced with double glazed units (kitchen window bay and french doors from sitting room) of the type we have in mind.

We plan to use a window manufacturing company based in Leicester (Matthew H Robinson Ltd) who have experience of listed buildings.

Frames to be fitted would be bespoke, full hardwood and primed ready for decoration (Farrow & Ball off white to match rest of building). We have indicated the relevant windows to be replaced on the attached picture (highlighted in red). We have also commissioned an architectural firm to produce before and after drawings to clearly illustrate the works to be carried out (see attached).

We do not plan to alter the 7 sash windows to the front elevation (specifically mentioned in Grade II listing) and will merely maintain these in good repair/decorate as required.

2) We would also like to render the brickwork on the 1970's extension to the rear of the property (see area bordered in blue on picture attached and also shown on the Architects drawings) to better match the rest of this heritage building. Render to be in lime and would match the smooth finish of the existing render to front and side elevations. Rendering firm to be used are again familiar with listed work (Rendertec Ltd). Victorian extension to rear of property to be left un-rendered (apart from its end elevation which has already been rendered). See picture of previous Rendertec work. Colour of render to be matched to existing.

Aside from items 1) and 2) we only currently plan permitted maintenance works to roofing i.e. refitting of loose/missing tiles, removal of moss, repair to 1970's 2 storey flat roof felting, minor chimney maintenance etc. as recommended in Full Structural Survey commissioned.

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).

Remit of works already described.

Please find within attachments:

- 1) Architects scale drawing clearly showing the windows to be replaced and area to be rendered - including before and after plans and elevations.
- 2) Pictures of windows/window sites we would like to replace bordered in red (from agents marketing literature). Note 1 window is not visible from the brochure photos as we cannot gain access to neighbours property to take an external picture - it is the same style as the others to be replaced and is located to the rear of the Victorian brick extension behind the main elevation. This window is shown on the architects plan as 'Proposed (Part) Side Elevation'.
- 3) Pictures showing the style of replacement windows to be fitted
- 4) Area for rendering bordered in blue (from agents brochure)
- 5) Example picture of smooth rendering intended

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:

Mix of existing single glazed, white painted Georgian and other style windows (non original) in Victorian extension to rear of white rendered front elevation and in 1970's extension (utility room) and to the side of main elevation. Catches not original and in poor repair. A number of windows don't fit properly into frames/are warped and are generally of relatively poor quality and state of repair.

Proposed materials and finishes:

Replacement by double glazed, white painted over hardwood, slim profile double glazed units, all in Georgian style to match existing windows to be retained in Victorian extension (i.e. those already replaced with slimline double glazed units). Ultra slim 14mm cottage style flush casements, which we would specify to include black monkey tail handles and matching peg stays/arms. Outcome would be considerably more pleasing, preserve the heritage look and feel, whilst introducing better heat retention and save on heating costs.

Type:

External walls

Existing materials and finishes:

1970's brickwork which is not in keeping (area bordered in blue on photo). Render not to extend to Victorian element of extension behind the front elevation. Area to be rendered is clearly shown in Architects plan drawings.

Proposed materials and finishes:

Lime mortar smooth render to the wall identified and painted in white to match the rest of rendered surfaces on the building.

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

See attached photos, plans and design and access statement.

Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details

We aren't yet resident in the property and are presently buying (completion June/July 2023). We have advised/consulted with the present owners who are in turn to advise their close neighbours - details not known.

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

Not known/not applicable

Date (must be pre-application submission)

27/03/2023

Details of the pre-application advice received

Several conversations held with Paul Grundy who was very knowledgeable and helpful. Advice was that replacement of the windows indicated would likely be favourably considered and would enhance the appearance and preserve the heritage, whilst also conveying improved heating economies. Similarly positive feedback on proposed rendering works. Comment that our plans appeared to be well considered to preserve the heritage of the building and pay regard to Grade II listed status. Front elevation specifically mentioned in listing details to remain untouched/preserved. All works are to the rear and side elevations and essentially cosmetic in nature.

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

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner:

***** REDACTED *****

House name:

The Grey House

Number:

3

Suffix:**Address line 1:**

Church Street

Address Line 2:

Market Bosworth

Town/City:

Nuneaton

Postcode:

CV13 0LG

Date notice served (DD/MM/YYYY):

14/06/2026

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Mr

First Name

Warren

Surname

Brett

Declaration Date

05/06/2023

☒ Declaration made**Declaration**

I / We hereby apply for Listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Warren Brett

Date

05/06/2023

Amendments Summary

Block Plan 1:500 now added