



**Hinckley & Bosworth
Borough Council**

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Rugby Road
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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	Home Farm
Address Line 1	Bradgate Hill
Address Line 2	
Address Line 3	Leicestershire
Town/city	Grobby
Postcode	LE6 0FA

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

Easting (x)	Northing (y)
451104	308217

Description

Applicant Details

Name/Company

Title

Mr

First name

Jaz

Surname

Singh

Company Name

2012 Partnership Homes

Address

Address line 1

51

Address line 2

Friargate

Address line 3

Derby

Town/City

Derby

County

Country

GB

Postcode

DE1 1DF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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

"Variation of Condition 2 of planning permission 25/00374/OUT (erection of two custom-build dwellings) to allow works up to and including floor plate/DPC level to proceed prior to approval of reserved matters (layout, scale and appearance) for each plot."

Reference number

25/00374/OUT

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

01/12/2025

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

Condition number(s)

2.

Has the development already started?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

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

"The applicant seeks to vary Condition 2 to permit works up to and including floor plate/DPC level (foundations, floor slab and services) to proceed prior to approval of the reserved matters (layout, scale and appearance) for each plot.

This is required to enable the applicant to progress site preparation and enabling works ahead of Reserved Matters approval, given the site has a pressing commercial need to mobilise, while retaining the safeguard that no above-ground works (including the building shell) will commence until Reserved Matters have been approved.

The variation does not affect the overall principle, scale, or quantum of development approved under 25/00374/OUT, nor does it prejudice the delivery of a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the Site Allocations and Development Management Policies DPD (2016), which the reason for Condition 2 is designed to secure. Reserved Matters for each plot, addressing layout, scale and appearance, will continue to be required and approved before any above-ground construction takes place.

The variation is also consistent with the site's status as custom-build/self-build plots, where it is important that the initial owner of each home has primary input into its final design and layout. Enabling below-ground works to proceed now, while reserving above-ground works until Reserved Matters (informed by the initial owners) are approved, supports this objective and allows the site to be brought forward without undue delay."

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

Proposed variation to Condition 2:

"Development shall not commence on each plot until details of the layout, scale and appearance for that plot have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development of each plot shall be implemented in accordance with the approved reserved matters.

Notwithstanding the above, site preparation and enabling works — including but not limited to foundations, floor slab and works up to and including damp proof course (DPC) level — may be carried out on each plot prior to approval of the reserved matters for that plot. No works above floor plate/DPC level (including the building shell) shall commence on each plot until such time as details of the layout, scale and appearance for that plot have been submitted to, and approved in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016), while enabling site preparation works to proceed without prejudice to the approval of Reserved Matters."

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?

E.g. All the land is owned by a single individual

☒ 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

Jaz

Surname

Singh

Declaration Date

23/07/2026

☒ 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

James Singh

Date

21/08/2026