



**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	2
Suffix	
Property Name	Old White Cottage
Address Line 1	Newbold Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Desford
Postcode	LE9 9GS

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

Easting (x)	Northing (y)
447688	303646

Description

Applicant Details

Name/Company

Title

Mr

First name

Alastair

Surname

Winner

Company Name

Address

Address line 1

Old White Cottage

Address line 2

2 Newbold Road

Address line 3

Town/City

Desford

County

Country

United Kingdom

Postcode

LE9 9GS

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)

To replace 17 existing single glazed softwood windows of various sizes which were installed in the mid 80's with hardwood (sapele) frames and heritage double glazed units (k glass with argon gas). The priority is to replace the 7 front facing windows which are weathered and rotting. The remainder will be replaced in a second phase. The proposal is sympathetic to the existing design, with similar opens and heritage furniture. Any rendering that might need repairing post installation will be completed with heritage lime render.

The work will be undertaken by a local craftsman who has worked on many grade II listed buildings.

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

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:

Softwood windows circa 1980 painted white Single glazed safety glass Internal secondary double glazing Various furniture fittings, mostly brass

Proposed materials and finishes:

Hardwood frames (Sapele) painted white Heritage double glazed K glass with argon gas filling. Profile of the window will be similar to the existing units Secondary double glazing will be removed Heritage style furniture fittings - matt black

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

Profile of window design provided by the craftsman who will undertake the work. The windows will be made to measure given the nature of the building. Window openings will mirror the existing design, unless it no longer complies with safety standards.

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

Date (must be pre-application submission)

12/02/2025

Details of the pre-application advice received

I agree that the existing timber windows within the property are of no particular historic value and there is an opportunity to replace them and the secondary glazing behind with hardwood framed windows that reflect their design (flush fitting frames is suggested).

As the proposed works would affect the special interest of the building then listed building consent would be required, but as long as the specification of the replacements is suitable it is most likely that the significance of the building will be preserved, and possibly even enhanced, meaning that consent would be granted.

You may wish to consider the benefits of a single consent application for all windows to be replaced throughout the house, and then even if you look to install the replacements in a phased approach you would not need to seek consent each time.

If you need any further advice before submitting the application just let me know.

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

Mr

First Name

Alastair

Surname

Winner

Declaration Date

09/04/2025

☒ 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

Alastair Winner

Date

10/04/2025