



**Hinckley & Bosworth  
Borough Council**

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Hinckley Hub  
Rugby Road  
Hinckley  
Leics  
LE10 0FR

## Application for a Lawful Development Certificate for a Proposed Use or Development

### 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         | <input type="text"/>                            |
| Suffix         | <input type="text"/>                            |
| Property Name  | <input type="text" value="Heath Lane Academy"/> |
| Address Line 1 | <input type="text" value="Heath Lane"/>         |
| Address Line 2 | <input type="text"/>                            |
| Address Line 3 | <input type="text" value="Leicestershire"/>     |
| Town/city      | <input type="text" value="Earl Shilton"/>       |
| Postcode       | <input type="text" value="LE9 7PD"/>            |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="445237"/> | <input type="text" value="297742"/> |

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Brian

Surname

Been

Company Name

United Learning Trust

### Address

Address line 1

Worldwide House

Address line 2

Thorpe Wood

Address line 3

Town/City

Peterborough

County

Cambridgeshire

Country

United Kingdom

Postcode

PE3 6SB

Are you an agent acting on behalf of the applicant?

- ☒ Yes  
☐ No

### Contact Details

Primary number

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 \*\*\*\*\*

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Removal of the existing glazed entrance screen and doors to the main school entrance and replacement with new polyester powder coated (PPC) aluminium glazed entrance screen with double automatic sliding doors.

Removal of the existing white uPVC shiplap cladding above the entrance screen and replacement with new white uPVC shiplap cladding to match the existing. Removal of the existing school signage to the school entrance and replacement with new signage in the same location as the existing. The detail and design of the school signage is to be agreed

Internal works include the provision of a new PPC aluminium sliding door at first floor level and access control to internal doors all within the reception area.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

## Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing building is a school / educational use.

There are no proposals to extend or alter the existing building.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Email from Hinckley & Bosworth, dated 17 March 2025, confirming that the proposal is permitted development under Schedule 2, Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015.

P24-0713\_Design & Access Statement

P24713-BA-A1-XX-DR-A-2001\_Location Plan

P24713-BA-A1-XX-DR-A-2002\_Site Plan

P24713-BA-XX-GF-DR-A-2003\_Existing Ground & First Floor Layout

P24713-BA-XX-GF-DR-A-2004\_Proposed Ground & First Floor Layout

P24713-BA-XX-ZZ-DR-A-2008\_Existing & Proposed Entrance Screen

Select the use class that relates to the existing or last use.

F1 - Learning and non-residential institutions

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

F1 - Learning and non-residential institutions

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed replacement glazed entrance screen will match the general arrangement of the existing glazed entrance screen. The existing entrance and exit doors to the main entrance are double 'swing' type doors. The proposed doors will provide the same arrangement with double automatic sliding entrance and exit doors. The proposed colour of the entrance screen will be RAL 7016 Anthracite Grey to match the colour of the replacement windows installed to the adjacent block.

The proposed replacement white uPVC shiplap cladding above the entrance screen will match the existing in terms of design and colour. New school signage will be located in the same positions to the entrance as the existing signage. The final design of the signage is to be confirmed.

Internal works include the provision of a new PPC aluminium sliding door sliding door at first floor level and the provision of new access control to three sets of existing double doors within the reception area. This internal work is minimal and would not require formal planning approval.

We have received an email from Hinckley & Bosworth, dated 17 March 2025, confirming that the proposal is permitted development under Schedule 2, Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015. Please see attached supporting information.

## 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

Email - Contact re Planning enquiry

Date (must be pre-application submission)

17/03/2025

Details of the pre-application advice received

Email correspondence from Barker Associates dated 12 March 2025 querying whether the proposed work requires a full planning application.  
Email dated 17 March 2025 from Hinckley & Bosworth confirming that the proposal '...is permitted development under Schedule 2, Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015.'

## 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

## Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner  
☐ Lessee  
☐ Occupier  
☐ Other

## Declaration

I/We hereby apply for Lawful development: Proposed use 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

- Barker Associates

Date

25/03/2025