



**Hinckley & Bosworth
Borough Council**

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Application for a Non-Material Amendment Following a Grant of Planning Permission

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

M & C

Surname

Taylor

Company Name

Address

Address line 1

Ravenstone Farm, Dovecott Barn Main Street

Address line 2

Address line 3

Town/City

Higham On The Hill

County

Leicestershire

Country

Postcode

CV13 6AH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant 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 *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Installation of four conservation style roof lights, demolition of the rear wall and a single storey rear extension.

Reference number

25/00766/HOU

Date of decision

13/01/2026

What was the original application type?

Householder planning & listed building consent

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Single Storey Rear Extension Location Altered + Bat & Nesting Bird Method Statement

Please state why you wish to make this amendment

Minor Amendment to Single Storey Extension + Bat & Nesting Bird Method Statement

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

PL-01

PL-04

PL-05A

New plan/drawing numbers

326_PL-01A_Location Plan

326_PL-03A_Existing Elevations

326_PL-04A_Proposed Floor Plans

326_PL-05B_Proposed Elevations

Bat Mitigation Strategy and Enhancements

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

326_DOVECOTT BARN, MAIN STREET, HIGHAM ON THE HILL

Date (must be pre-application submission)

16/03/2025

Details of the pre-application advice received

Hi Kristian,

Thanks for your email seeking advice on proposals for Dovecott Barn.

I raise no concerns or objections to the roof lights on the main building as the principle of their installation has been previously approved.

The barn originally formed part of Ravenstone Farm and has been converted sensitively to ensure its rural character and appearance is conserved and it continues to contribute to the significance of the farm as a curtilage listed building. This includes providing all accommodation within the original L-shaped footprint of the building and not extending beyond it. This is common practice in barn conversions where the plan-form of the original building is maintained and not altered by having extensions beyond the original building – this is also in line with the guidance provided within the Council's Good Design Guide. This means the principle of extensions can be difficult to establish but each building is judged by the Council on its own merits. In my opinion for Dovecott Barn a small extension sited to the rear on the southern elevation, off the existing dining room could be acceptable in principle as it would continue the linear form of the original barn. The dual pitched roof extension as you have drawn relates relatively well to the barn's character and form. For the proposed side elevation window on the extension I would suggest incorporating the low level vertical timber cladding detail below (as per the same detail to the infilled openings on the converted barn on this elevation) to provide the window with a more rural character. I would also question the need for roof lights (particularly on the western elevation) within the extension given the large amount of glazing already proposed for the extension.

I hope these comments are of use, and in my opinion I see no reason not to progress with the submission and listed building consent and householder planning applications for the proposed extension and roof lights, taking into account the suggestions above.

Many thanks,

Paul Grundy

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

Declaration

Declaration

I/We hereby apply for Non-Material Amendment 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

Kristian Lawrence

Date

05/03/2026