



**Hinckley & Bosworth
Borough Council**

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LE10 0FR

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	Deans Farm
Address Line 1	Main Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Bilstone
Postcode	CV13 6NG

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

Easting (x)	Northing (y)
436233	305427

Description

Applicant Details

Name/Company

Title

Me & Mrs

First name

Surname

Smith

Company Name

Address

Address line 1

Deans Farm Main Road

Address line 2

Address line 3

Town/City

Bilstone

County

Leicestershire

Country

Postcode

CV13 6NG

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 *****

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

Proposed conversion of barn to holiday let accommodation to include upper floors, ground floor side store, first floor side and rear balcony, new brick wall and sliding gate and associated private amenity space and parking.

Reference number

23/00037/FUL

Date of decision

10/03/2023

What was the original application type?

Householder planning permission

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

A replacement of the barrel vaulted roof to accommodated the stipulated building regulations and structural requirements.

Please state why you wish to make this amendment

As a part of developing the Construction drawings in conjunction with the Structural Engineer it has become apparent that the existing curved roof needs to be replaced. This is due to the need to comply with Building Regulations and to work with the existing main structure.

Consequently, the design of the new roof incorporating insulation and meeting the Engineers requirements results in a change in the curvature and a modest increase in the overall ridge height which will be largely unnoticeable due to the impact of natural perspective.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

7406 _260H_Propsoed Plans and Elevations

New plan/drawing numbers

7406_270A_Propsoed Plans and Elevations

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

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

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

Ian Ritchie

Date

16/05/2024