



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
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	56
Suffix	
Property Name	Essentia House
Address Line 1	Upper Bond Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 1RS

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

Easting (x)	Northing (y)
442671	294437

Description

Applicant Details

Name/Company

Title

Dr

First name

Sarfraz

Surname

Ahmad

Company Name

Dr S Ahmad

Address

Address line 1

16 Highgrove

Address line 2

Westwood Heath

Address line 3

Town/City

Coventry

County

Country

United Kingdom

Postcode

CV4 8JJ

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 the Proposal

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

Change of use and conversion of factory building including three storey side extensions and alterations to elevations to form 35 residential apartments

Reference number

19/00982/FUL

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

06/07/2020

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

Condition number(s)

No 7

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

07/08/2022

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

- 1.We have had to reduce the number of windows at the back of the building and the sides. A report by. fire safety stated we could not have 2 windows in 1 room especially on the left wing facing the Pamela Mann factory. There is also a matter of financial viability.
- 2.The stonework around the windows was also reduced as the cost to have them added was too high, in terms of material and to have them fitted. We have kept the header and stones. The type of stone has not changed.
- 3.We used quoins on the corners of the building. The reason being we had no 90 degree corners . The corners varied between 78 degrees and 102 degrees. We were unable to use bricks to make these corners.
4. We have added roof terraces to provide our side spaces to the duplexes. We will be putting opaque glass for separation on the terraces.
5. We have also changed the Juliet balconies from wrought iron to clear glass. There are several reasons for this: There is an issue of protrusion and the weight of the balconies themselves. There is also a viability issue. The glass ones are much cheaper.

We have had several meetings with our lenders regarding the viability of the build. We have been encouraged by them to consider every aspect of the build.

We have tried very hard to keep to what was agreed. We have not changed any materials except for the balconies.

We are confident that the finished building will be acceptable to the council and the surrounding area.

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

We would like to change from wrought iron balconies to glass balconies

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

(23/00879/NMA)

Date (must be pre-application submission)

03/10/2023

Details of the pre-application advice received

Advised changes were not non material

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?

☒ 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

Dr

First Name

Sarfraz

Surname

Ahmad

Declaration Date

18/10/2023

☒ 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

Sarfraz Ahmad

Date

18/10/2023