



**Hinckley & Bosworth
Borough Council**

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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	
Suffix	
Property Name	Inglenook Farm
Address Line 1	Leicester Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Barwell
Postcode	LE9 8BD

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

Easting (x)	Northing (y)
445296	296578

Description

Applicant Details

Name/Company

Title

Dr

First name

R

Surname

Gohil

Company Name

Address

Address line 1

6 Leela Close

Address line 2

Countesthorpe

Address line 3

Town/City

Leicester

County

Country

Postcode

LE8 5AD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

John

Surname

Hackman

Company Name

The Drawing Room (Architects) Ltd

Address

Address line 1

Chartered Architects

Address line 2

130 Moat Street

Address line 3

Wigston

Town/City

Leicester

County

Country

United Kingdom

Postcode

LE18 2GE

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

Proposed two storey detached house and garage (following demolition of existing dwelling and semi-temporary accomodation)

Reference number

23/00146/FUL

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

26/07/2023

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

Condition number(s)

2. The development hereby permitted relates to the following details only:

- Site Location Plan - 3802-12 Rev D
- Proposed Plans and elevations - 3802-11 Rev C
- Existing Plans and elevations - 3802-10 Rev B

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

6. No development above foundation level shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the Local Planning Authority.

7. The development shall be carried out in accordance with the recommendations and mitigation measures outlined in the Preliminary Bat Roost Assessment and dusk and dawn surveys by Wildlife Consultants Limited, dated 31st May 2023. Prior to the first occupation of the dwelling hereby approved, details regarding the location and specification of at least 2 bat boxes to be incorporated into the dwelling hereby approved, shall be submitted to and approved in writing by the local planning authority.

8. No development above foundation level shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority.

Has the development already started?

- ☒ Yes
☐ No

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

10/11/2023

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Condition 2-The applicant wishes to vary the design of the aproved dwelling as per the accompanying drawings.

Condition 3- Details of the propped materials are included on the drawings accompanying this VAR application

Condition 6- Details of the propped landscaping are included on the drawings accompanying this VAR application

Condition 7- Details of the propped bat boxes and their location are included on the drawings accompanying this VAR application

Condition 8- Details of the propped refuse and recycling storage are included on the drawings accompanying this VAR application

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

Condition 2- vary the wording to be - Site Location Plan - 3802-12 Rev F (Proposed Plans and Elevations) and 3802-11 Rev G (Site Plan)

Condition 3-vary the wording to reflect the information submitted on the accompanying drawings

Condition 6-vary the wording to reflect the information submitted on the accompanying drawings

Condition 7-vary the wording to reflect the information submitted on the accompanying drawings

Condition 8-vary the wording to reflect the information submitted on the accompanying drawings

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

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

23/00146/FUL

Date (must be pre-application submission)

09/02/2026

Details of the pre-application advice received

Telephone conversations to discuss the nature of the application to be submitted.

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

Mr

First Name

John

Surname

Hackman

Declaration Date

12/02/2026

☒ 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

John Hackman

Date

12/02/2026