



**Hinckley & Bosworth
Borough Council**

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Rugby Road
Hinckley
Leics
LE10 0FR

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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	Fomer Farm
Address Line 1	Mill Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Shenton
Postcode	CV13 6BZ

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

Easting (x)	Northing (y)
438633	300078

Description

Applicant Details

Name/Company

Title

mr

First name

Charles

Surname

Wollaston

Company Name

Address

Address line 1

SHENTON HOUSE

Address line 2

Upton Lane

Address line 3

Town/City

Shenton

County

Warwickshire

Country

GB

Postcode

CV13 6DB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Replace 6 windows on the roadfacing elevation of the house. The existing windows are beyond repair. We would like to install new windows which are identical to the present windows except that we would like to use heritage grade double glazing units.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Hardwood - not entirely sure what type of wood. The windows are painted white.

Proposed materials and finishes:

hardwood - Sapele. The windows will be painted white.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Page 1-2 Covering letter from SAF Property Services giving section sizes and details of heritage glass.

Page 3 Scale drawing of whole window and Full Size Head

Page 4 Drawing of Full Size Jamb

Page 5 Drawing of Full Size Mullion and Full Size Cill

Pages 6 - 9 Photos of the house and windows.

Please note that as the drawings were on a size of paper which I could not scan or copy, I have photocopied his one drawing and reproduced them full size as pages 3-5 above. Page numbers in the top right hand corner of each page.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

I have spoken to the occupants of Fomer Farmhouse and they support the application. I have also spoken to the neighbours and they are also in support of the application.

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

Date (must be pre-application submission)

06/08/2026

Details of the pre-application advice received

I was on another visit nearby today and did drive past the Farmhouse and could tell even from the roadside that despite best efforts the windows are in a deteriorated condition. As the farmhouse is a grade II listed building, listed building consent will be required before they can be replaced. Permission will most likely be granted as long as the character and profile of the windows can be largely replicated, and it seems you are confident of this whilst also incorporating a slim double-glazed unit.

There is no fee for a listed building consent application, but the following will need to be prepared and submitted:

Application form

Site location plan

Drawing or photo of the elevation(s) within the which the windows to be replaced are situated

Identify the windows on the drawing / photo, such as window 1 etc.

Scaled elevational drawings of the replacement windows, identifying the proportions of all component parts

Use the same identifier as above, such as window 1 etc.

A scaled sectional drawing through the window showing the dimensions of the frame, opening lights, glazing bars and glazing unit, position in the window recess, etc.

A specification of the proposed windows confirming the timber material, finish, ironmongery etc.

Please note that in this case it will be a challenge to include trickle vents within the windows and ensure they are inconspicuous, so I would recommend not specifying them and relying on the exemption for listed buildings to satisfy Part F of the Building Regulations

A brief heritage statement which sets out that the building is listed, providing the reasons and justification for the proposed replacement of the windows, and how the specification of the replacements has been devised to ensure the heritage significance of the building is preserved

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

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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?
E.g. All the land is owned by a single individual

- ☒ 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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

☒ The Applicant

☐ The Agent

Title

mr

First Name

Charles

Surname

Wollaston

Declaration Date

07/08/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent 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

Charles Wollaston

Date

17/08/2026