



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
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	The Trinity Centre
Address Line 1	Marchant Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 0LQ

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

Easting (x)	Northing (y)
442315	293849

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Please add details of all persons notified

Name of person notified:
***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:
2 Endeavour Park

Address Line 2:

Town/City:
Boston

Postcode:
PE21 7TQ

Date notice served:
29/01/2026

Description of Your Proposal

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

Erection of 72 bed residential care facility (C2) with associated access, car parking, ambulance drop off area and landscaping at Land Adj The Trinity Centre Marchant Road Hinckley Leicestershire LE10 0LQ

Reference number

25/00354/FUL

Date of decision

07/11/2025

What was the original application type?

Full 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

The proposed non-material amendments comprise:

- Revision to finished floor level to FFL 115.90
- Minor relocation and amendment of the bin store to accommodate the turning circle
- Addition of a smoking shelter
- Addition of an air source heat pump compound
- Addition of a sub-station
- Addition of rainwater pipes, lift over-runs, walkway and balustrading to the elevations
- Minor amendments to the roof plan to include lift over-runs, PV panels, AC units and associated access
- Reduction in balcony size
- Amendment to window surround detailing to grey brick
- Amendment to boundary treatment to Coventry Road / Trinity Lane to a metal railed fence

Please state why you wish to make this amendment

The amendments are required to facilitate technical coordination and deliverability of the approved scheme.

The revised finished floor level is necessary to ensure the drainage strategy functions correctly across the site. The remaining changes relate to detailed coordination of building services, safety, access, and boundary treatments, and include minor layout refinements and cost efficiencies identified during the detailed design stage.

The amendment to the boundary treatment is proposed due to site constraints associated with existing services within the highway verge, which prevent the construction of the previously approved boundary detail. A metal railed fence is proposed as a technically deliverable alternative.

The proposed changes do not materially alter the scale, massing, use, or overall appearance of the development and remain consistent with the approved design intent.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

A003 Proposed Site Ground Floor Plan REV E
A004 Proposed Boundary Treatment REV C
A005 Proposed Levels REV B
A100 Ground Floor Plan REV A
A101 First Floor Plan REV A
A102 Second Floor Plan REV A
A103 Roof Plan REV A
A200 S-E & N-W Elevations REV A
A201 N-E & S-W Elevations REV A

New plan/drawing numbers

A003 Proposed Site Ground Floor Plan REV J
A004 Proposed Boundary Treatment REV H
A005 Proposed Levels REV G
A100 Ground Floor Plan REV B
A101 First Floor Plan REV B
A102 Second Floor Plan REV B
A103 Roof Plan REV B
A200 S-E & N-W Elevations REV F
A201 N-E & S-W Elevations REV F

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

Daniela Phillips

Date

29/01/2026