



**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	14
Suffix	
Property Name	
Address Line 1	Station Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Ratby
Postcode	LE6 0JN

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

Easting (x)	Northing (y)
451205	305663

Description

Applicant Details

Name/Company

Title

Mr

First name

Rana

Surname

Bath

Company Name

Address

Address line 1

14 Station Road

Address line 2

Address line 3

Town/City

Ratby

County

Leicestershire

Country

United Kingdom

Postcode

LE6 0JN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

-

Surname

Design Studio Architects

Company Name

Design Studio Architects Limited

Address

Address line 1

Regent House

Address line 2

7 Upper King Street

Address line 3

Town/City

Leicester

County

Country

Postcode

LE1 6XB

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

Remodelling of existing dwelling including a two storey rear extension, single storey side extension, roof extensions with attic accommodation and front porch (re-submission of 21/01482/HOU

Reference number

23/00950/HOU

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

31/10/2023

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

Condition number(s)

Condition 2
Condition 6

Has the development already started?

☒ Yes

☐ No

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

02/08/2023

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 extension to the existing house has been carried out in accordance with the submitted documents - the external landscaping on site differs from the approved submitted drawings as there has been a patio built which is not shown on the drawings.

Condition 6 - The addition of a patio is an amendment to the dwelling that has been carried out without prior planning permission being granted.

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

Condition 2 - To be changed to reflect the updated drawing reference [DSA - ZZ - GF - DR - A - 301 - P01].

Condition 6 - To be removed to allow the addition of the patio.

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

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

First Name

-

Surname

Design Studio Architects

Declaration Date

28/11/2025

☒ 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

- Design Studio Architects

Date

02/12/2025