



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
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	68
Suffix	
Property Name	
Address Line 1	Main Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Higham On The Hill
Postcode	CV13 6AH

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

Easting (x)	Northing (y)
438157	295453

Description

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Smith

Company Name

Colesseum Property Limited

Address

Address line 1

68 Main Street

Address line 2

Address line 3

Town/City

Higham On The Hill

County

Leicestershire

Country

Postcode

CV13 6AH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Replace all windows, like for like timber in keeping with the area
Replace front door with timber door in keeping with the area
Rebuild chimney stack with existing bricks to make safe
Installation of timber French doors on rear of property in place of kitchen window
Installation of rear timber door in place of existing bathroom window.
Installation of 3 velux windows to rear elevation. (Not to impact any historical roof timbers)

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

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

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Externally:

All timber windows to be replaced due to severe rotting, with new timber windows like for like replacement.
Reroofing with existing tiles due to severe damage to roof tiles from poor upkeep
Rebuilding of chimney stack with existing brick due to safety issues of leaning stack

Internally:

Overall renovation of house, with no removal of historical fabric.
Plaster removal in upstairs bedroom where ceiling has fallen through.

ALL HISTORICAL FABRIC WILL BE RENOVATED AND NOT REPLACED WHERE POSSIBLE

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:

Chimney

Existing materials and finishes:

Brick and mortar stack

Proposed materials and finishes:

Reuse all existing bricks to rebuild chimney stack

Type:

Windows

Existing materials and finishes:

Painted hardwood timber windows

Proposed materials and finishes:

Painted Sapele timber windows with single pane or thin double glazing with putty finish

Type:

External walls

Existing materials and finishes:

Painted render

Proposed materials and finishes:

Light grey or beige masonry paint over existing render

Type:

Roof covering

Existing materials and finishes:

Clay Tiles

Proposed materials and finishes:

Reuse existing clay tiles and ridge tiles

Type:

External doors

Existing materials and finishes:

painted softwood

Proposed materials and finishes:

Oak or sapele doors and frames finished in external wood paint (Most likely white)

Type:

Ceilings

Existing materials and finishes:

Plaster and painted

Proposed materials and finishes:

Multi finish plaster, painted with matt finish

Type:

Internal walls

Existing materials and finishes:

Painted plaster

Proposed materials and finishes:

Bonding coat plaster to give a lime plaster effect, painted.

Type:

Internal doors

Existing materials and finishes:

Softwood, painted

Proposed materials and finishes:

Solid Oak, varnished

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

☐ Yes

☒ No

Neighbour and Community Consultation

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

☐ Yes

☒ No

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

09/01/2024

Details of the pre-application advice received

Hi Sam,

Due to their condition it is understood why there is a desire to replace the windows throughout the building and this would require listed building consent. As discussed a suggested specification would be:

It would be preferable from a conservation and sustainability perspective for the windows to have a timber frame (hardwood or softwood), treated and painted a colour to your taste. High quality wood grain finish UPVC alternatives may be acceptable if the desired aesthetic can be replicated

Seek to replicate the arrangement of each window in terms of position of glazing bars and mullions. The exception to this is the right hand side first floor (RHS) window on the front elevation where a glazing bar style windows could be installed to better reflect the character of the other windows on these elevations

Number of opening lights per window and need for toughened glass to be determined due to your wishes and in accordance with Building Regulations

Any opening lights to be flush fitting to the frame

Glazing to be single glazed or slim double glazed units. If double glazed glazing bars to be integral (not 'planted on') and as close to the existing dimensions as possible

Seek to recreate the interior moulding profile of any glazing bars. For the exterior use a putty to fix the glazing to the frame or a putty line bead

Avoid the use of trickle vents on the front elevation

The alteration on the rear elevation to replace the kitchen window with a set of French doors, the replacement of the front door, and the insertion of roof lights to the rear elevation will also require listed building consent but if appropriately specified would likely be acceptable. For the roof lights ensure that they have no impact upon historic roof timbers and can be positioned between purlins and rafters etc.

Other internal works discussed included redecoration (removing plaster/wall paper and replastering), insertion of a upstairs bathroom (subject to careful consideration being given on the location of plumbing services as to not affect any historic fabric) and repairs to / a replacement roof (inc. repairs to timbers, addition of breathable membrane, relaying of clay tiles). In my opinion these works would not require listed building consent, as long as care and attention is given to retaining the character and historic interest of the building.

I hope this advice is of use and good luck with your project.

Many thanks,

Paul Grundy

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?

☐ Yes

☒ No

If No, can you give appropriate notice to all the other owners?

☒ Yes☐ No

Certificate Of Ownership - Certificate B

certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner

Name of Owner: ***** REDACTED ***** House name: Number: 454 Suffix: Address line 1: Foleshill Road Address Line 2: Town/City: Coventry Postcode: CV6 5LB Date notice served (DD/MM/YYYY): 11/03/2024 Person Family Name:
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Person Role

④ The Applicant

○ The Agent

Title

Mr

First Name

Surname

Smith

Declaration Date

12/03/2024

☒ 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

Sam Smith

Date

25/03/2024