



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Householder Application for Planning Permission for works or extension to a dwelling

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	3
Suffix	
Property Name	The Grey House
Address Line 1	Church Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Market Bosworth
Postcode	CV13 0LG

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

Easting (x)	Northing (y)
440640	303252

Description

Applicant Details

Name/Company

Title

Mr

First name

Warren

Surname

Brett

Company Name

Address

Address line 1

4 Shericles Way

Address line 2

Desford

Address line 3

Leicester

Town/City

County

Country

United Kingdom

Postcode

LE9 9QP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

We are in the process of purchasing this property with anticipated completion during July 2023.

Point 1) below I believe only requires listed building consent but is included for background - discussed with Conservation Officer Paul Grundy.

Point 2) below (I'm advised) requires a Householder application for proposed rendering works of 1 exterior wall.

1) We would like to replace 15 single glazed, mostly Georgian style windows, to the rear and side elevations. Some of these do not match the typical small Georgian pane design, having been fitted into a 1970's extension. Replacement with Georgian style small panes and in slim, sealed, double glazed units would be more in keeping. The existing Georgian style single glazed units are in relatively poor repair, do not fit into frames/are warped and some have varying levels of rot present. If we can save some of the existing units we will but they are of relatively poor quality/not original. We would like to replace with slim profile, sealed double glazed units to both improve the overall appearance and introduce much better insulation and heating economies (70% more heat efficient than single glazed units). Some existing windows to the property have already been replaced with double glazed units (kitchen window bay and french doors from sitting room) of the type we have in mind. We plan to use a window manufacturing company based in Leicester (Matthew H Robinson Ltd) who have experience of listed buildings. Frames to be fitted would be bespoke, full hardwood and primed ready for decoration (Farrow & Ball off white to match rest of building). We have indicated the relevant windows to be replaced on the attached picture (highlighted in red). We have also commissioned an architectural firm to produce before and after drawings to clearly illustrate the works to be carried out (see attached). We do not plan to alter the 7 sash windows to the front elevation (specifically mentioned in Grade II listing) and will merely maintain these in good repair/decorate as required.

2) We would also like to render the brickwork on the 1970's extension to the rear of the property (see area bordered in blue on picture attached and also shown on the Architects drawings) to better match the rest of this heritage building. Render to be in lime and would match the smooth finish of the existing render to front and side elevations. Rendering firm to be used are again familiar with listed work (Rendertec Ltd). Victorian extension to rear of property to be left un-rendered (apart from its end elevation which has already been rendered). See picture of previous Rendertec work. Colour of render to be matched to existing.

Aside from items 1) and 2) we only currently plan permitted maintenance works to roofing i.e. refitting of loose/missing tiles, removal of moss, repair to 1970's 2 storey flat roof felting, minor chimney maintenance etc. as recommended in Full Structural Survey commissioned.

Has the work already been started without consent?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

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

Type:

Walls

Existing materials and finishes:

Existing 1970's brickwork.

Proposed materials and finishes:

Lime render to be applied and painted white to match some of the other elevations of this property. Area to be rendered is clearly identified on photograph attached and in the architects before and after scale plans and elevations.

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

Please see attached. Architectural plans completed by ArchitecturalVistadesigns Ltd.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ 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

n/a

Date (must be pre-application submission)

01/06/2023

Details of the pre-application advice received

Paul felt the application was likely to be supported and that a rendered finish would enhance the aesthetic of the property whilst paying due regard to its heritage and matching some of the other rendered finishes to much of the existing property. I am submitting a listed building consent application concurrently concerning replacement windows to be fitted.

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 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I 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* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:
The Grey House

Number:
3

Suffix:

Address line 1:
Church Street

Address Line 2:

Town/City:
Market Bosworth

Postcode:
CV13 0LG

Date notice served (DD/MM/YYYY):
30/05/2023

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:
The Grey House

Number:
3

Suffix:

Address line 1:
Church Street

Address Line 2:

Town/City:
Market Bosworth

Postcode:
CV13 0LG

Date notice served (DD/MM/YYYY):
30/05/2023

Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Warren

Surname

Brett

Declaration Date

05/06/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Warren Brett

Date

05/06/2023