



**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	
Suffix	
Property Name	Cold Comfort Farm
Address Line 1	Rogues Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 3DX

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

Easting (x)	Northing (y)
441850	296359

Description

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

McManus

Company Name

Address

Address line 1

Cold Comfort Farm

Address line 2

Rogues Lane

Address line 3

Town/City

Hinckley

County

Leicestershire

Country

Postcode

LE10 3DX

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

LE13 0PB

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

Proposed single storey porches, change of use of existing barn to dwellinghouse, proposed basement, garage, two storey rear and side extension to existing farmhouse and alterations (retrospective)

Reference number

22/01009/FUL

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

06/01/2023

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

Condition number(s)

Condition No. 9

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Rewording condition 9 such that only the brick barn is affected, thereby enabling the application to remove the steel framed barns, clear the site and make a meaningful start on the footings of the new house. A new ecologist will be employed in the new year to prepare the information required to discharge the condition. The county ecologist has agreed this is acceptable.

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

No development shall commence on the brick barn identified in the Preliminary Bat Roost Assessment and Bird Survey dated August 21, until 1 nocturnal bat emergence and activity survey to update the existing submitted Preliminary Bat Roost Assessment and Bird Survey dated August 21 by Hillier Ecology has been submitted to and approved in writing by the Local Planning Authority. The updated survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method of protection). No development on the brick barn shall be undertaken except in accordance with the approved scheme of mitigation.

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

Email

Date (must be pre-application submission)

04/09/2023

Details of the pre-application advice received

We asked Sarah to reword the condition such that only the brick barn is affected, thereby enabling the application to remove the steel framed barns, clear the site and make a meaningful start on the footings of the new house.

Yes that would be an acceptable approach to me. Removing the steel barns will potentially alter how bats use the site, but since they are not suitable for roosting I cannot object to that. I would suggest though that the new wording states not just 'development' of the brick barn but no works. And also no lighting of the barn during the surrounding works.

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

Mr

First Name

Mark

Surname

Geraghty

Declaration Date

21/09/2023

☒ 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

HSSP Architects Limited

Date

21/09/2023