



**Hinckley & Bosworth
Borough Council**

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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	162
Suffix	
Property Name	
Address Line 1	Main Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Stanton Under Bardon
Postcode	LE67 9TP

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

Easting (x)	Northing (y)
446701	310515

Description

Applicant Details

Name/Company

Title

Mr

First name

B

Surname

Gokhani

Company Name

KRB Retail

Address

Address line 1

1-3 Coningswath Road

Address line 2

Carlton

Address line 3

Town/City

Nottingham

County

Country

Postcode

NG4 3SF

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

B

Surname

Saunders

Company Name

Cedarwood Design

Address

Address line 1

7 Cedar Avenue

Address line 2

Birstall

Address line 3

Town/City

Leicester

County

Country

Postcode

LE4 3DA

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

Single storey rear extension (following demolition of existing garage), change of use of part of the ground floor from residential to retail and alterations to shop front to include signage, shutter and materials.

Reference number

23/00197/FUL

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

26/05/2023

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

Condition number(s)

#7

Has the development already started?

☒ Yes

☐ No

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

05/06/2023

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 7 – Trading Hours

The application is to change the trading times imposed under this condition.

The original condition was not discussed with either the agent not the applicants prior to being imposed, however the 8.00 am start would mean missing the morning trade (ie people on the way to work etc) and people would get their papers late.

We acknowledge the proximity to neighbouring residential properties but the revision to the opening hours would bring this venture in line with other shops in the One Stop Fascia Group.

It should be recognised that this is not a new venture for the premises which has been a local community shop for a number of years and the new owners are investing heavily in the venture to make this a going concern.

Currently we are working with One Stop Ltd in partnership with Tesco and need to meet their requirements to enable us to offer the services and goods people in the community are asking for, and make this a profitable business.

At the parish council meeting it was mentioned that we were thinking of trading 7am to 10pm and there were no concerns raised.

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

Condition 2 to include revised/additional plans

Condition 7 – Trading Hours

The changes to trading hours requested are

Monday to Saturday 07:00 to 21:00 and

Sunday 08.00-20.00,

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

05/06/2023

Details of the pre-application advice received

VOC application required for changes to be considered

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

B

Surname

Gokhani

Declaration Date

13/06/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition 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

B Saunders

Date

13/06/2023