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Please complete this form in block capitals using black ink to facilitate scanning.
You are advised to read the accompanying guidance notes and per-question help text.
If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

Application for approval of details reserved by condition

Town and Country Planning Act 1990
 Planning (Listed Buildings and Conservation Areas) Act 1990

Privacy Notice

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Local Planning Authority details:



**Hinckley & Bosworth
 Borough Council**

planning@hinckley-bosworth.gov.uk
 01455 238141

Hinckley Hub
 Rugby Road
 Hinckley
 Leics
 LE10 0FR

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address	2. Agent Name and Address
Title: Mr First name: Joe	Title: Mr First name: Jon
Last name: Napthine	Last name: Avent
Company (optional): Heidelberg Materials UK	Company (optional): Mann Williams
Unit: House number: House suffix:	Unit: House number: House suffix:
House name: The Ridge	House name: 7 Old King Street
Address 1: Chipping Sodbury	Address 1: Bath
Address 2: Bristol	Address 2:
Address 3:	Address 3:
Town:	Town:
County:	County:
Country:	Country:
Postcode:	Postcode: BA1 2JW

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	<i>Stables And Kennels</i>				
Address 1:	<i>Rear Of Bradgate House</i>				
Address 2:	<i>Bradgate Hill</i>				
Address 3:	<i>Groby</i>				
Town:	<i>Leicester</i>				
County:	<i>Leicestershire</i>				
Postcode (optional):					
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			
Description:					

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

The removal and storage of the timber cupola on the courtyard tower and replacement with a temporary flat roof to protect head of existing tower

Reference number: Date of decision: (Date must be pre-application submission) (DD/MM/YYYY)

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

1.		6.	
2.		7.	
3.	<i>Provision of evidence of recording</i>	8.	
4.	<i>Additional details of Temporary Roof</i>	9.	
5.		10.	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

Oct 2025

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☐ No

If Yes, please state when the development was completed (DD/MM/YYYY):

May 2026

(date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Discharge relating to conditions in application 25/00423/LBC dated 24 April 2025

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition?

☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to:

Further information relating to Conditions 3 and 4 as appended to this form to secure final discharge of outstanding conditions

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

☐

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

☐

The correct fee:

☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

28th May 2026

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

12. 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? (Please select only one)

☐ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Summary of Remaining Information Required for Discharge of Consent

Condition 3

Condition 3 states: Prior to the dismantling of the cupola structure drawings of the elements of the cupola to be removed and practicably available for recording shall be produced to a recognised scale and submitted to and approved by the local planning authority in writing. Drawings of all elements of the cupola to be removed shall be produced to a recognised scale and submitted to and approved by the local planning authority in writing within 14 days of completion of the dismantling. This recording process shall include details of the logging and tagging of all elements of the cupola to be dismantled and any supplementary images.

Prior to the dismantling survey scans and drawings of the cupola were submitted and considered acceptable by the local planning authority, so this condition was partially discharged (see discharge of condition application reference 25/00711/DISCON). However, no recording information including details of the cupola elements having been tagged, described and photographed and cross referenced to the survey drawing has yet been provided to satisfy the second requirement of this condition. As it appeared from the Officer site visit that the cupola has been dismantled and placed in storage in the garage, please can Jon collate the information required to satisfy this condition and apply for its full discharge with the local planning authority. It was noted that the square cast iron head that topped the cupola has been left within the interior courtyard (see attached image) and one curved timber brace was resting on the scaffold to the north side of the tower. These items need to be recorded and stored securely with all others within the garage at the earliest practicable opportunity.

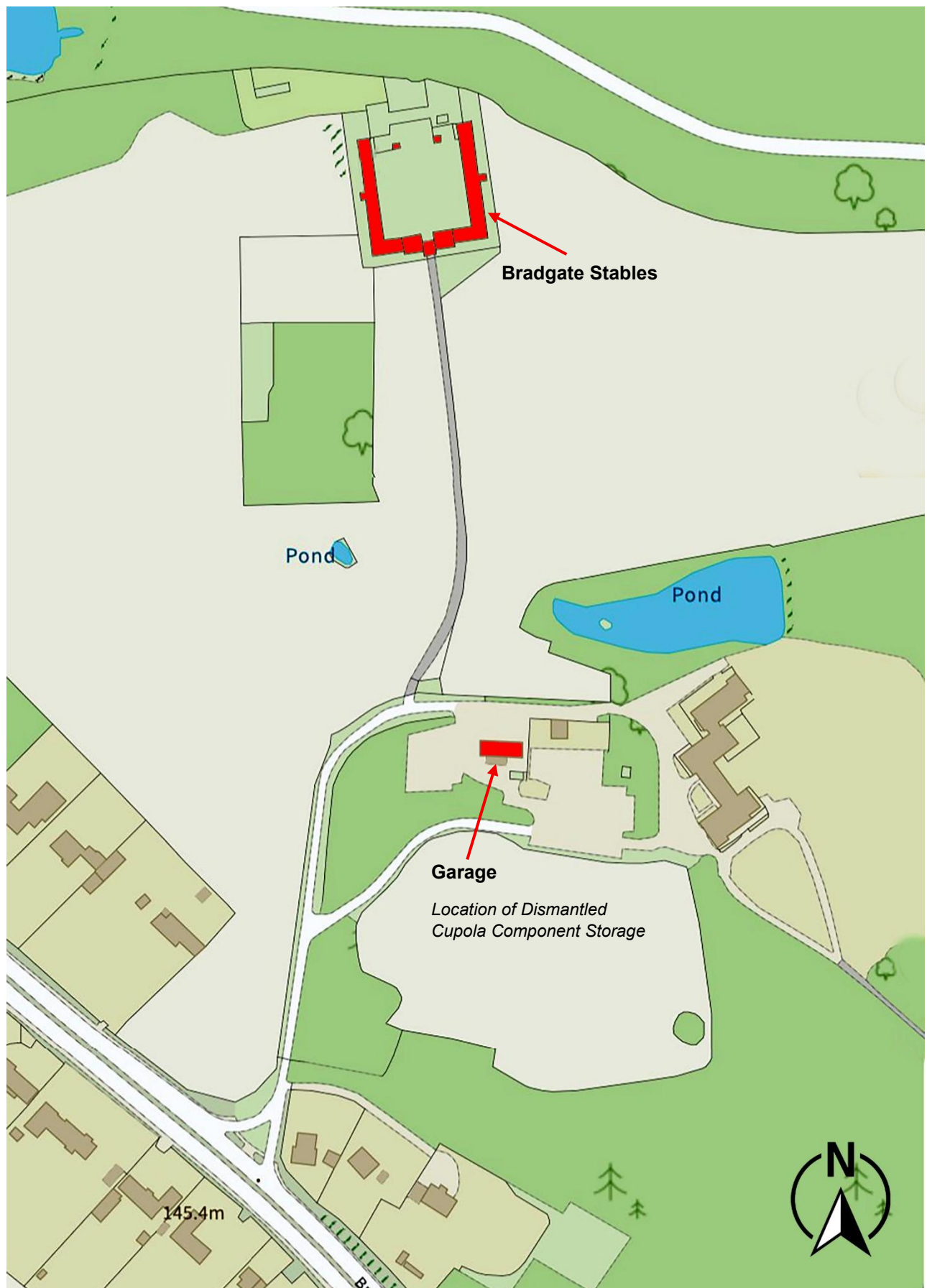
Response

Following agreed dismantling works, all items have been safely and securely tagged and stored in the locked on site garage identified on key plan on following sheet. The cast iron cupola head is now in the same store location, with all members set clear of the concrete floor slab with ample ventilation.

The images below show the cupola elements in the agreed storage location and tagged with agreed referencing documentation to enable future repair, reconstruction or relocation as appropriate.



○ Bradgate Stables, Groby, Leicestershire				
Tower Cupola Timber Members				
Member		Drawing		
Position	Lower	Mid	Upper	
Description				
Elevation		Date		
PLAN SECTION				
Key - Elevation - N,S,E,W Level - L = Lower, M = Mid, U = Upper P=Principal Rafter, R=Rafter, H=Hip, WP=Wall Plate, VP=Vertical Post, H=Horizontal Member				
The timber elements that this label is attached to have been temporarily removed from the building under the conditions of Hinkley and Bosworth Borough Council Listed building application 25/00423/LBC. The consent for removal requires these timber elements to be retained on site in a dry and ventilated condition for subsequent repair and reinstatement.				



Location of Cupola Timber Storage

Condition 4

Condition 4 states: *Prior to its installation, details of the temporary roof to the south tower shall be submitted to and approved in writing by the local planning authority. Thereafter, the installation of the temporary roof shall be carried out in full accordance with the approved details which shall include:*

- *A detailed drawing to a recognised scale of the temporary roof*
- *A specification of the temporary roof*
- *The method of temporary drainage from the temporary roof*

Prior to its installation a detailed drawing was submitted which demonstrated a suitably specified temporary flat roof deck to provide protection to the internal areas of the tower for safe access and subsequent repair, so this condition was partially discharged (see discharge of condition application reference 25/00711/DISCON). Jon confirmed that the additional details relating to the logistics of routing of temporary internal drainage could only be realistically defined once safe access can be established, to which the local planning authority agreed. It was discussed between Jon and Ed during their visit, but no details have yet been formally provided regarding the drainage to the roof, so please can Jon collate the information required to satisfy this condition and an application be made for its full discharge with the local planning authority.

Response

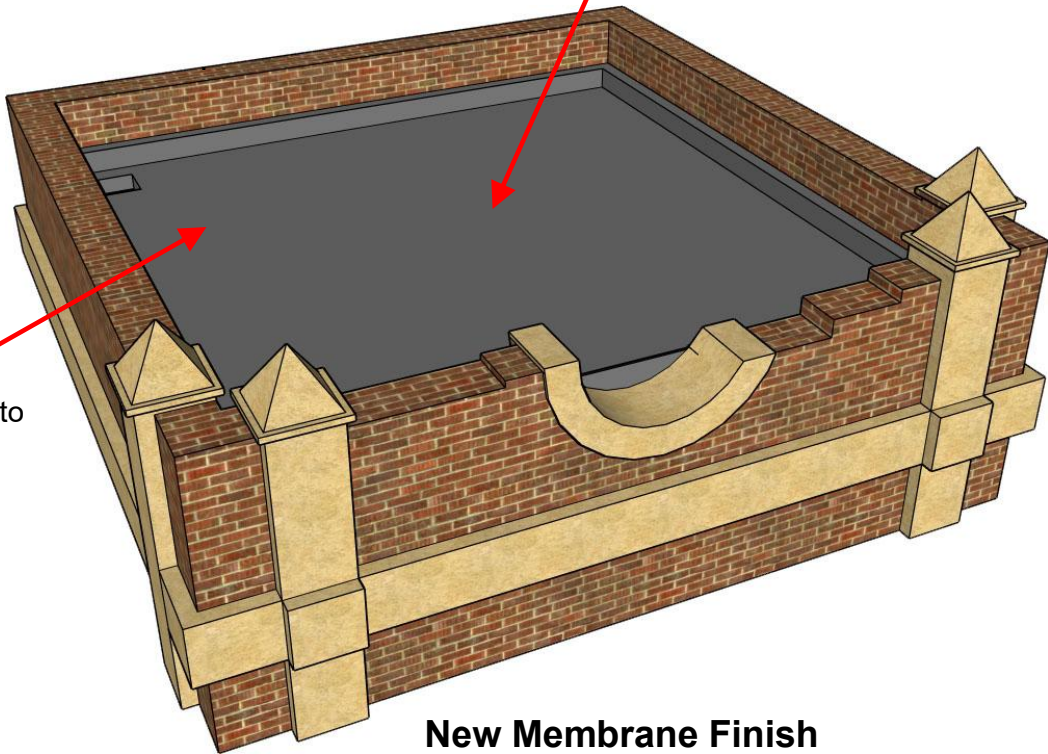
As constructed drawing attached.

The drainage ensures the small area of roof run-off is taken to ground level in preference to previous uncontrolled route to ground level via existing building fabric

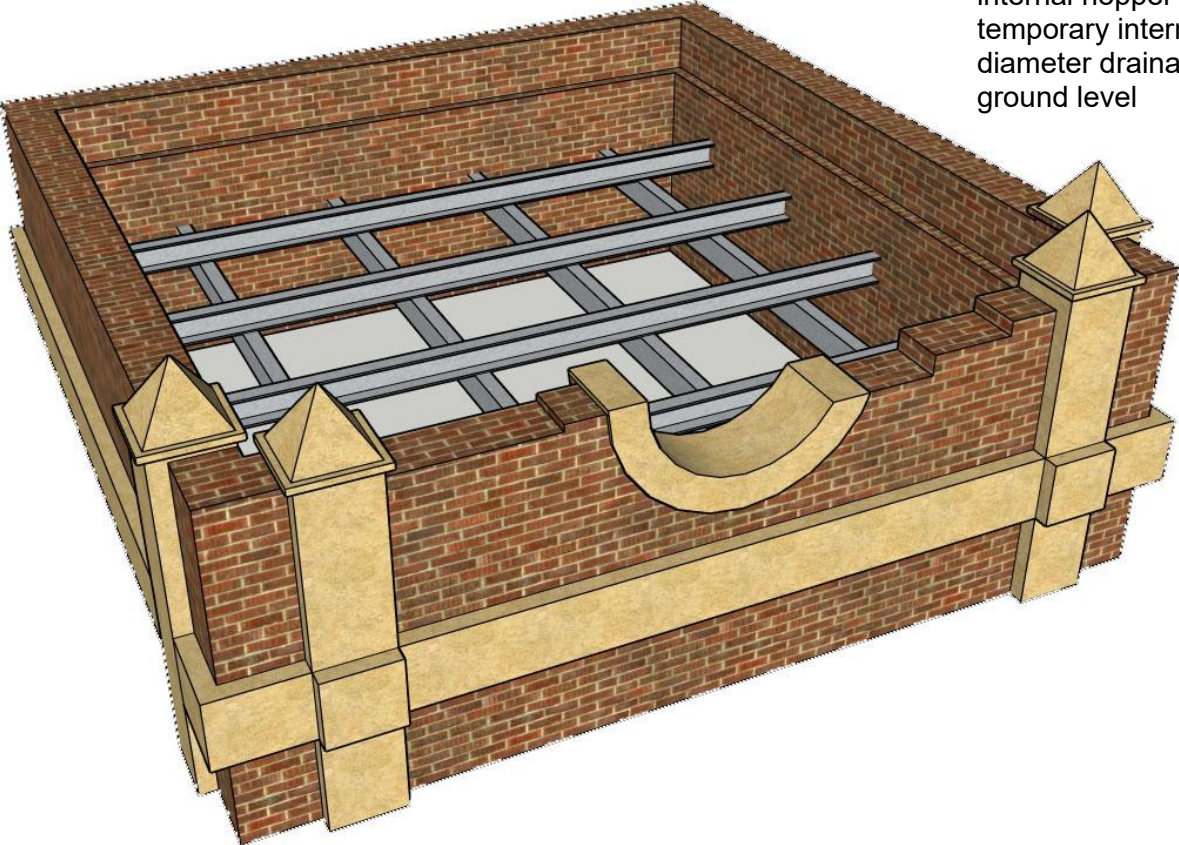


Existing galvanised steelwork framing at head of tower to remain and to be used as support for new timber flat roof deck and protection

2 layers of torch on felt
felt dressed up internal faces and lapped below coping set around the parapet and laid on a DPM with a drip in the undersides of the overhanging copings to minimise water tracking to face brickwork
Lead chute/ hopper provided in the north east corner attached to flexi coupler to internal temporary pipe taken to ground level



18mm ply deck to falls with internal hopper outlet to temporary internal 100mm diameter drainage pipe taken to ground level



Existing Steelwork Grid Retained

Flat roof deck formed with 125x50 C16 joists at max 400 centres, secured to 100x50 C16 bearing timbers strapped to top face of existing steelwork and on perimeter of tower. 18mm ply decking and perimeter boarding to take single ply membrane finish.



New Timber Deck Over Existing Steelwork

NOTES:-

Contractor to allow for access scaffold or trestles to facilitate works as required and all associated design of temporary works.

Contractor to allow for providing method statements and risk assessments for the works to project Principal Designer for approval.

Contractor to allow for preparing mortar sample for approval of pointing detail by CA/conservation officer where required.

The timber elements forming the tower cupola are being temporarily removed from the building under the conditions of Hinkley and Bosworth Borough Council Listed building application 25/00423/LBC.

The consent for removal requires these timber elements to be retained on site in a dry and ventilated condition for subsequent repair and reinstatement.

REV	DESCRIPTION	BY	DATE
P1	Preliminary Issue	JNA	May26

Project

Bradgate Stables

Groby

Leicestershire

Title

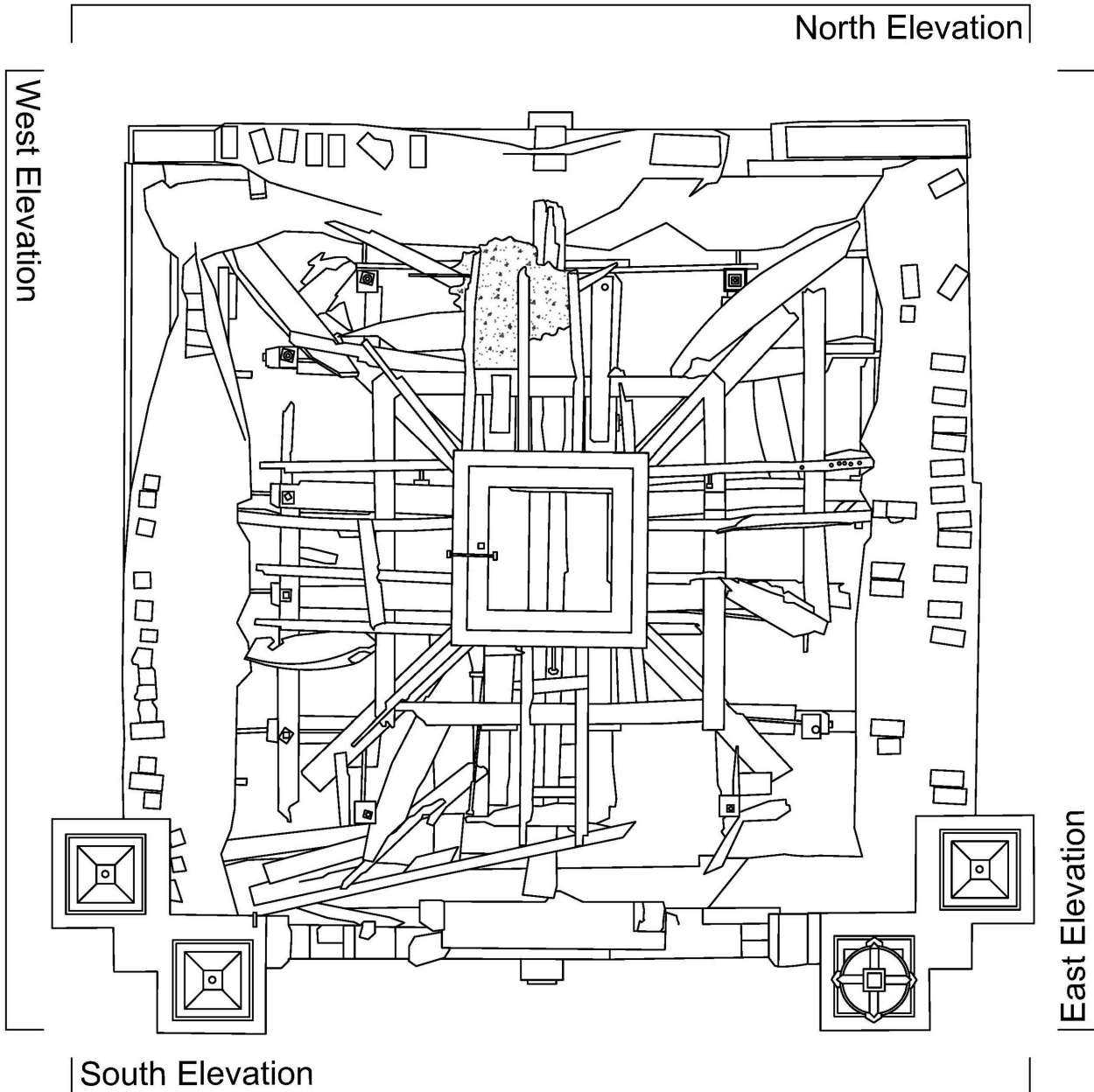
Timber Cupola

Urgent Protection Works

Temporary Roof

 **Mann Williams**
Consulting Civil And
Structural Engineers
7 Old King Street, Bath, BA1 2JW
T 01225 464419
e bath@mannwilliams.co.uk

Drawn	Chkd	Size	Scale	Date
JNA	IB	A3	nts	Jul 25
STATUS As-built				
Project 11769	Drawing 02	Rev -		

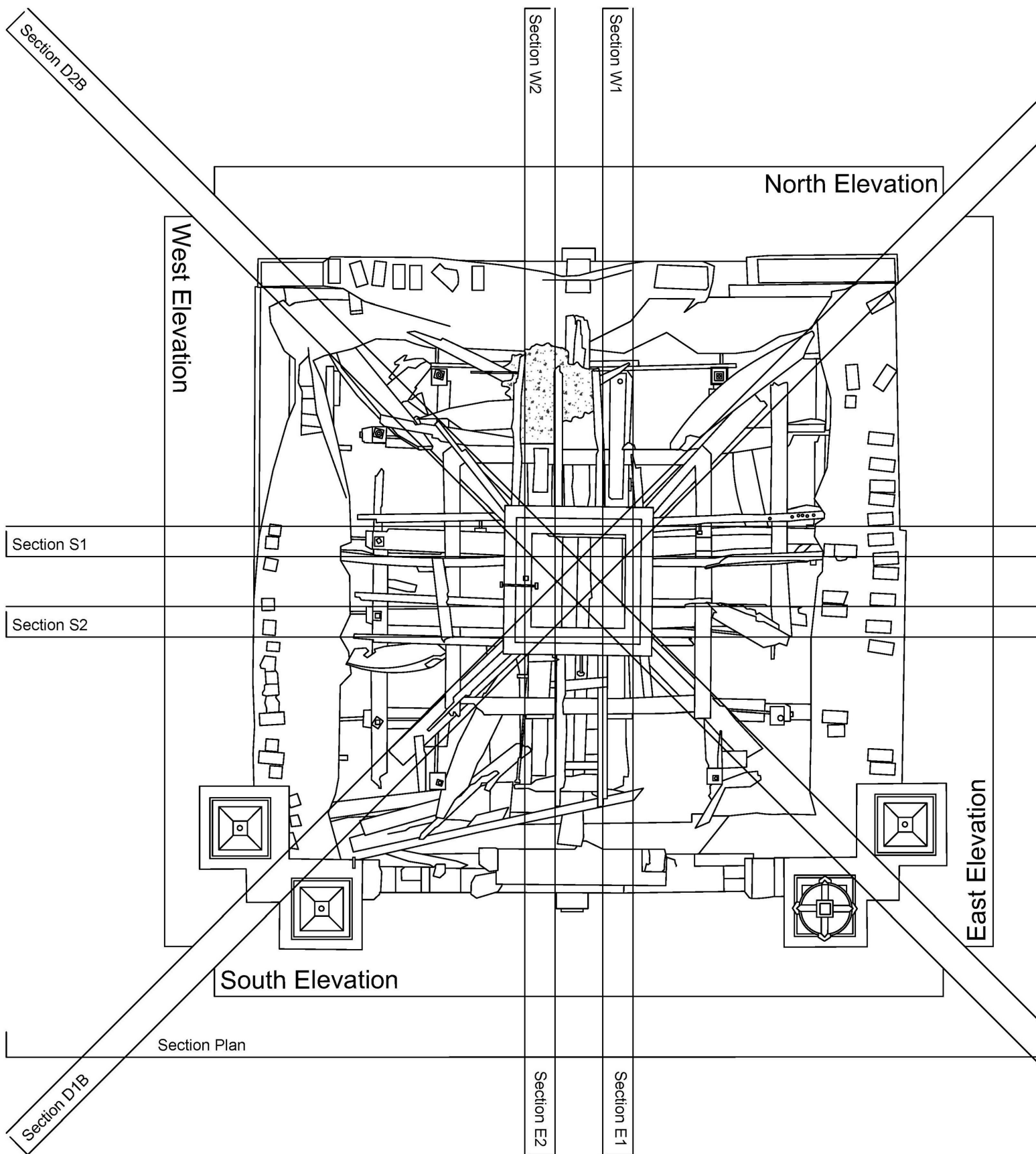


0 1 2 3 4 5m

Bradgate Stables, Groby
Cupola Record

Drawing
11769/R01

Mann Williams
 Consulting Civil and
 Structural Engineers

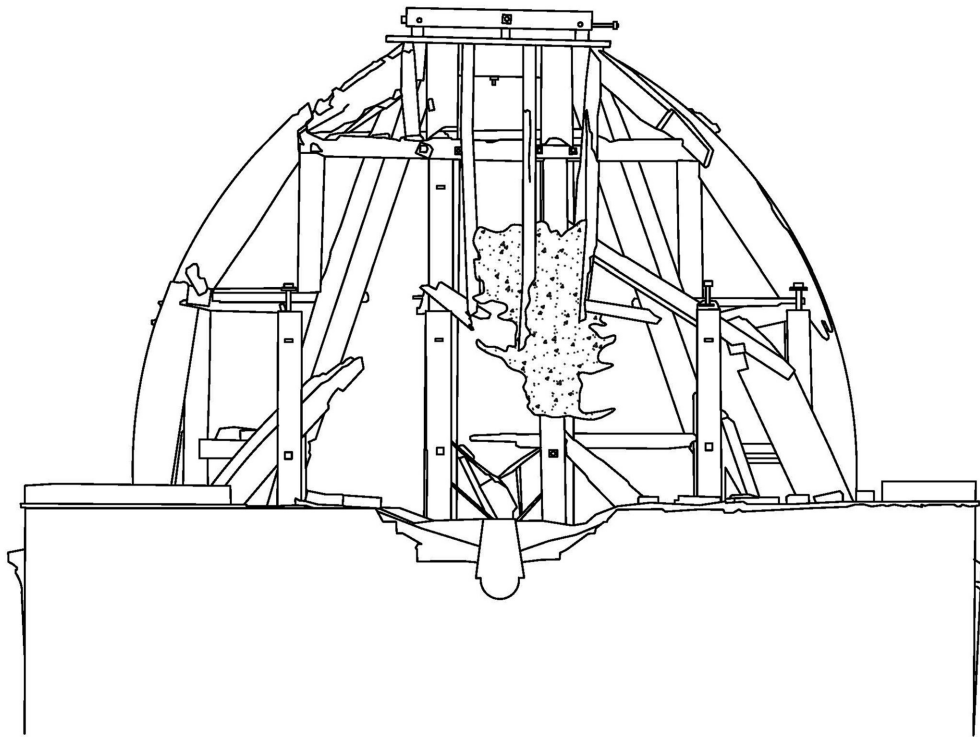


Bradgate Stables, Groby
Cupola Record

Drawing
11769/R02



Mann Williams
 Consulting Civil and
 Structural Engineers



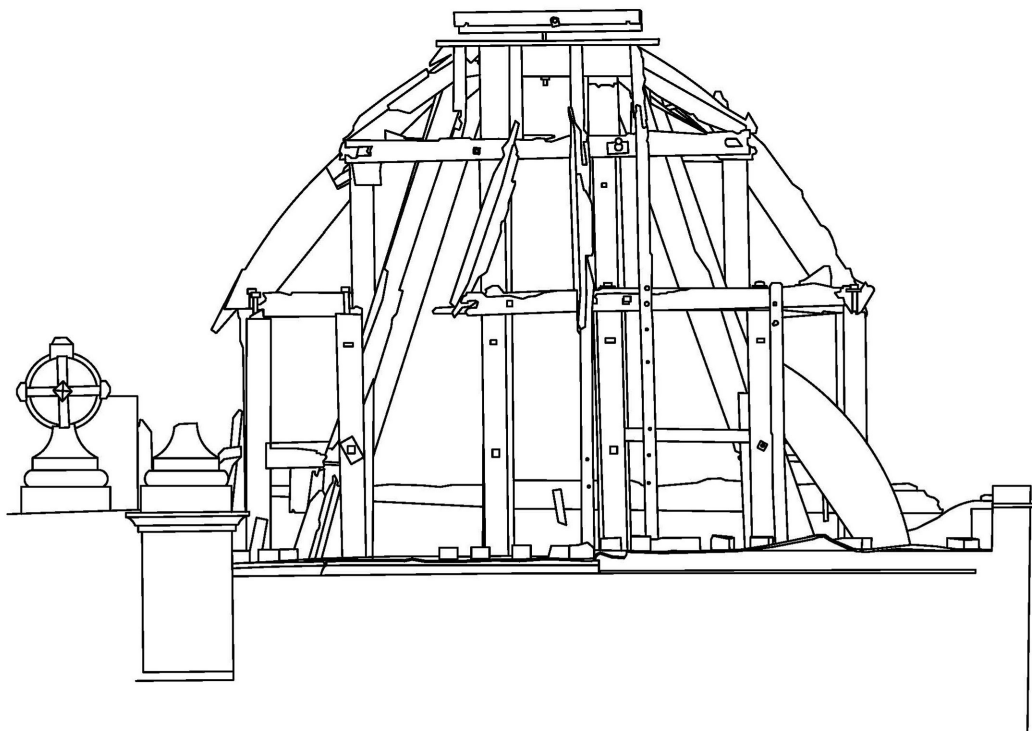
North Elevation

0 1 2 3 4 5m

**Bradgate Stables, Groby
Cupola Record**

**Drawing
11769/R03**

Mann Williams
Consulting Civil and
Structural Engineers



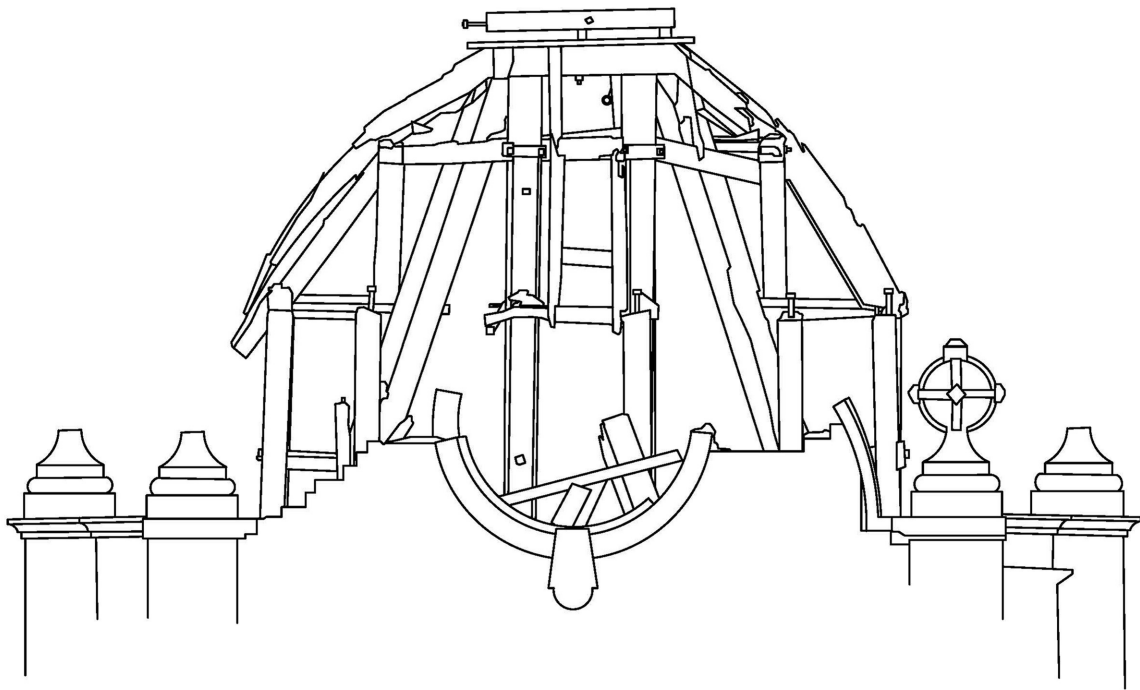
East Elevation

0 1 2 3 4 5m

Bradgate Stables, Groby
Cupola Record

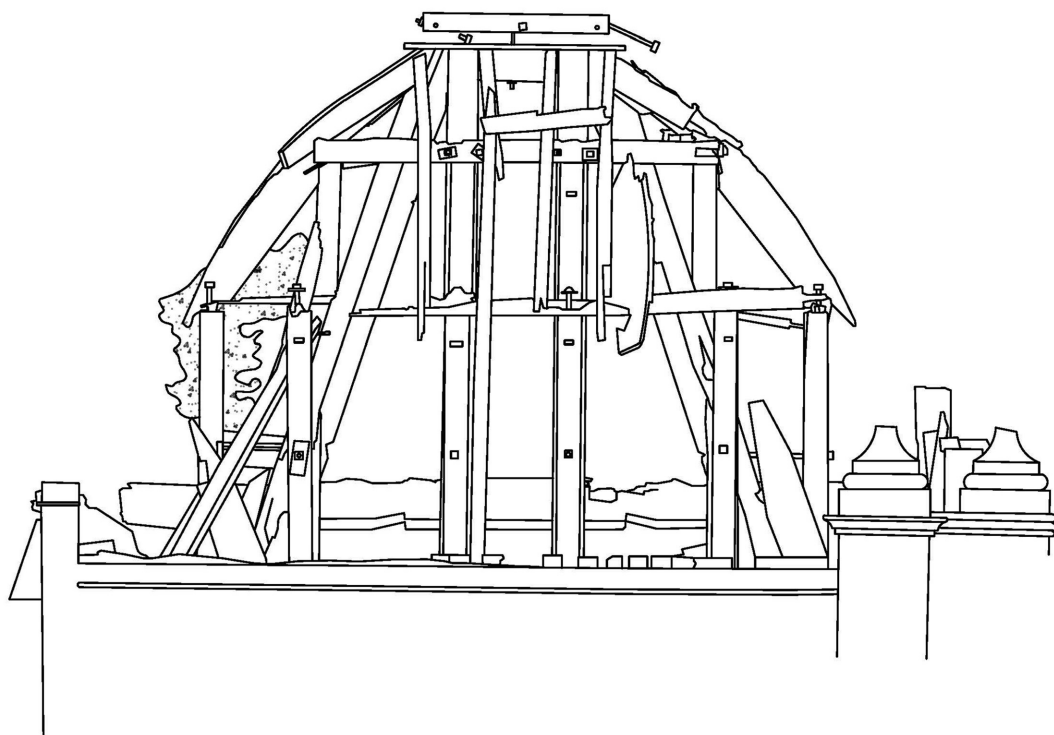
Drawing
11769/R04

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Consulting Civil and
Structural Engineers



South Elevation

0 1 2 3 4 5m



West Elevation

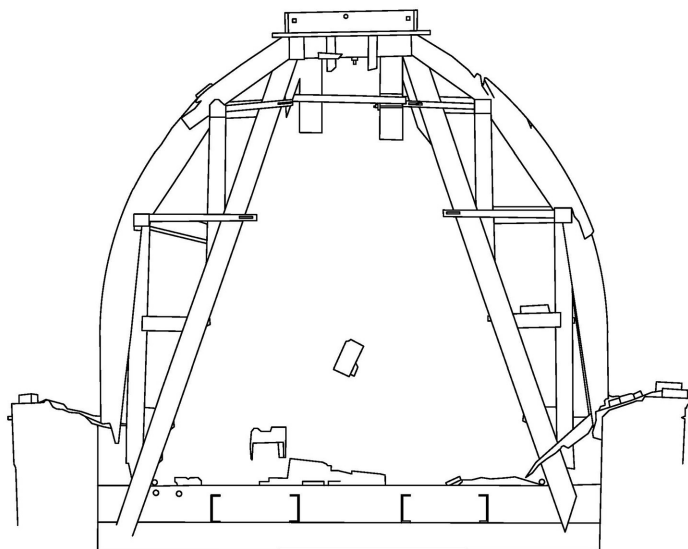
0 1 2 3 4 5m

Bradgate Stables, Groby
Cupola Record

Drawing
11769/R06

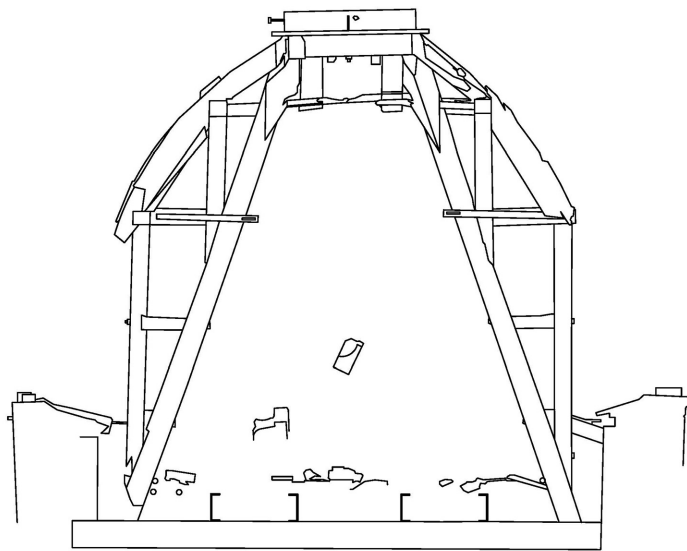


Mann Williams
Consulting Civil and
Structural Engineers



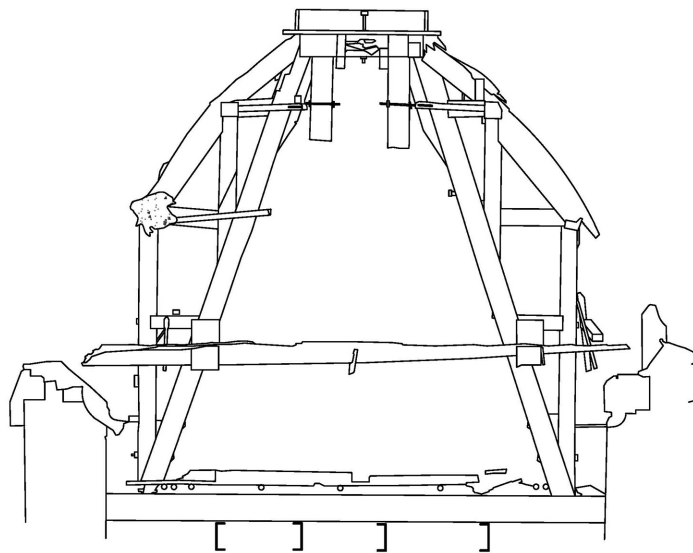
Section S1

0 1 2 3 4 5m



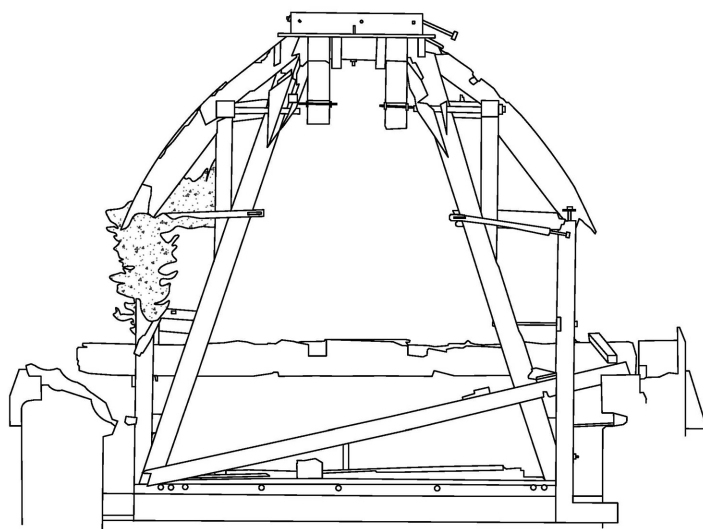
Section S2

0 1 2 3 4 5m



Section W1

0 1 2 3 4 5m



Section W2

0 1 2 3 4 5m