



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

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	21
Suffix	
Property Name	
Address Line 1	Station Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Market Bosworth
Postcode	CV13 0JS

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

Easting (x)	Northing (y)
440505	303073

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

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

Alter the front of the building.

1. Replacing the four wooden windows with the same style windows as number 23 Station Road (next door) with hard wood and double glazing. Painted white. There will be brick sills under the windows the same as 25 Station Road, in keeping with the period of the house as agreed with Paul Grundy

2. Replacing the door and this will be the same style as 23 Station Road with hard wood and oiled not painted. Door furniture will be different - smaller door knocker. There will be a brick step into the property replacing the wood to safeguard the interior from rain water entering as agreed with Paul Grundy

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).

The four windows will be replaced with hard wood windows and glazed - painted white. Same style as 23 Station Road
The door will be replaced with hard wood and oiled. Same style as 23 Station Road
Brick step (engineering) into the doorway - the height of the door entrance will be reduced due to the step.
Brick sills to be inserted under windows - same as 25 Station Road - more inkeeping with the age and style of the property

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:

Windows

Existing materials and finishes:

Hard wood and painted white with three panelled and 2 panelled windows - not in keeping with the style of the other houses and not sympathetic to the style and age of the property

Proposed materials and finishes:

Hard wood and painted white windows in the same style as 23 Station Road - in keeping with the style of the other houses

Type:

Other

Other (please specify):

wooden door

Existing materials and finishes:

20 yrs plus old Hard wood panelled door with wooden surround and wood step not sympathetic to the style and age of the property

Proposed materials and finishes:

Hard wood door without wooden surround finished with oil and engineering brick as step into the property. To prevent rain water egressing into the property as agreed with Paul Grundy Door furniture - handle, small window (similar to 23 station road) small door knocker, letter box at the bottom

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

Drawings for RHS and LHS windows, Door and window sections attached in next section

Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details

Neighbours 23, 25, 19, 17 are aware of the alterations taking place and are in agreement

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

21 station road

Date (must be pre-application submission)

27/08/2025

Details of the pre-application advice received

1. Discussed design as the alterations are to be similar to recent alterations to 23 Station Road for windows and door.

2. Discussed the engineering brick to the step into doorway to prevent water egress into property due to drains near from door (RHS). Advised not to increase the height of the doorway to allow for step - agreed that the door will be smaller in height to allow for the step into the property.

3. Stated that there will be a brick sill to all windows replacing the wooden sills. This is more in keeping with the age and style of the building (similar to 25 Station Road).

4. Door furniture - avoid large door knocker.

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

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 (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 the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

First Name

Denise

Surname

Edwards

Declaration Date

14/10/2025

☒ 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

Denise Edwards

Date

14/10/2025

