



**Hinckley & Bosworth  
Borough Council**

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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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="444499"/> | <input type="text" value="303753"/> |

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

### Applicant 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)

We are proposing to replace the French doors on the west elevation. The existing doors are not the original doors as evidenced by photographic evidence taken at the beginning of the XX century., which shows how a widow, likely identical to those either side of it, was in place at the time. Other photographic evidence suggests that this doors were already in place prior to world war two.

These doors are now in need of replacement as they are no longer fit for purpose, they close poorly, and some of the timber shows signs of rot.

We do not to propose to replace these doors with identical design. This is because the existing design is not in keeping with the style of the house. This is for the following reasons. (i) The glazing bars are too wide relative the those in the windows everywhere else in the house. (ii) the windowpanes are too narrow relative the those in the window everywhere else in the house. And (iii) the opening casements at the top (which no longer open) are completely out of style with the period of construction of the house.

We have received a suggested design from Cottage Joinery, from Nottingham. They would provide a bespoke, traditionally manufactured set of doors and window, designed to retain the character and detailing of the existing joinery on the original windows. Both designs are based on single glazing with traditional linseed oil putty-pointed finishes to achieve an authentic appearance appropriate to the property.

The door frame will be Fitted with Deventer SP124 compression draught seals throughout and an Exitex 15/2 low-profile aluminium threshold for improved weather protection and a neat, minimal appearance. Timber Type: KD African Sapele.

The doors will be 44mm thick, with 4 Ball Bearing 'Butt' Hinges and a sash lock. The timber will be Accoya and the panes 4mm Clear Toughened glass.

We are also proposing to replace the window on the upper floor of the coach house. The window is in need of replacement as it is no longer fit for purpose, most of the timber shows severe signs of rot.

We do not to propose to replace this window with identical design as the windowpanes are too narrow relative the those in the other windows in the yard.

We have received a suggested design from Cottage Joinery, from Nottingham. this is a traditionally manufactured 90mm flush casement frame with an Ovolo

moulded profile to complement the existing joinery. Timber Type: KD African Sapele and glass Type: 4mm Clear Float. The casement will be traditionally manufactured 44mm flush casements with an internal Ovolo profile to match the doors, 21mm solid/integral glazing bars, and external glazing finished with linseed oil putty for an authentic traditional appearance.

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

## 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:**

Hardwood single glazed, painted white

**Proposed materials and finishes:**

Hardwood single glazed, painted white

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

gdf0001

## Neighbour and Community Consultation

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

☐ 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

# 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?  
E.g. All the land is owned by a single individual

- ☒ 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

Gianni

Surname

De Fraja

Declaration Date

01/09/2026

☒ 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

Gianni De Fraja

Date

04/09/2026