



**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

Suffix

Property Name

Help Out Mill

Address Line 1

Shackerstone Lane

Address Line 2

Address Line 3

Leicestershire

Town/city

Newton Burgoland

Postcode

CV13 0BT

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

Easting (x)

437917

Northing (y)

307804

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Taylor

Company Name

Address

Address line 1

Help Out Mill

Address line 2

Shackerstone Lane

Address line 3

Town/City

Newton Burgoland

County

Leicestershire

Country

Postcode

CV13 0BT

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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

On the Ground Floor level, the proposed works aim to elevate the existing kitchen, living, and dining rooms by opening up the three northern spaces to their adjacent rooms and sectioning off the back entrance as a self contained mud room. This will create a more cohesive flow of space, light, and functionality while still respecting the existing context and heritage of the building and its architectural components. The proposal also includes the addition of a 1000litre oil tank for the existing AGA stove, to be placed outside and hidden in as much is possible by the existing raised flower bed.

On the First Floor, the proposed works aim to elevate the existing bathroom on the first floor with new sanitary ware while also creating a private connection to the kitchen area below without the need to use the main staircase.

On the Second Floor, the proposed works aim to elevate the flow of space and functionality on the second floor by converting the existing bedroom to a walk-in dressing room and closing off the connecting doorways to the hallway from bedrooms 4 and 6 adding to the privacy of these rooms. The proposal also suggests turning bathroom 4 into an ensuite for bedroom 4 by creating direct access through the existing wall.

Lastly, on the exterior, one window from the bathroom on first floor is rotten, and therefore the proposal aims to replace this window to match the existing. The current UPVC rainwater goods is also suggested to be replaced for black painted cast iron rainwater goods.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
- ☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
- ☒ No

c) Demolition of a part of the listed building

- ☒ Yes
- ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

1505.00	Cubic metres
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What is the volume of the part to be demolished?

14.50	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1730

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

On the Ground Floor level, the proposal suggests creating an opening in the walls adjoining the kitchen, living-, and dining rooms to create a more open plan, cohesive flow of space, light, and functionality.

On the First Floor, the proposal suggests removing the existing bathroom fittings, replacing them for new and upgraded sanitary ware and also removing the rotten window, replacing it for one to match.

On the Second Floor the proposal suggests turning bathroom 4 into an ensuite for bedroom 4 by creating direct access to the room through the existing wall.

On the exterior, the current UPVC rainwater goods is also suggested to be replaced for black painted cast iron rainwater goods.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The demolition works are suggested solely to elevate the use of the building and spaces, by improving its functionality for the owner's use and replacing (to match) rotten, or broken elements to keep the building's character intact.

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).

0100 A100A-PROPOSED GROUND FLOOR GA PLAN
0100 A101-PROPOSED FIRST FLOOR GA PLAN
0100 A102-PROPOSED SECOND AND THIRD FLOOR GA PLANS
0300 A300-PROPOSED EXTERNAL ELEVATIONS
0400 A400-PROPOSED SECTION A
0400 A401-PROPOSED SECTION B AND C
0400 A402-PROPOSED INTERNAL ELEVATIONS

Materials

Does the proposed development require any materials to be used?

- ☐ Yes
☒ No

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

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

Date (must be pre-application submission)

10/07/2024

Details of the pre-application advice received

A site visit and meeting was held at the premises on 11th July with the apt Design architect, conservation officer and owner. Feedback was received per email that the conservation officer had reviewed the drawings of the planned alterations to the house and that they were in line with the discussions on site so therefore the officer did not see any reason why we should not proceed with the application for listed building consent.

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

Surname

Declaration Date

12/08/2024

☒ 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

Sarah Jozsa

Date

03/09/2024