



**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	8
Suffix	A
Property Name	
Address Line 1	Station Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 1AW

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

Easting (x)	Northing (y)
442625	293784

Description

Applicant Details

Name/Company

Title

First name

Surname

Kullar

Company Name

S T Investments Ltd

Address

Address line 1

8 A Station Road

Address line 2

Address line 3

Town/City

Hinckley

County

Leicestershire

Country

Postcode

LE10 1AW

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

Other

First name

-

Surname

Design Studio Architects

Company Name

Design Studio Architects Limited

Address

Address line 1

Regent House

Address line 2

7 Upper King Street

Address line 3

Town/City

Leicester

County

Country

Postcode

LE1 6XB

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

Internal alterations relating to the provision of six apartments on first floor

Reference number

22/00935/LBC

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

30/06/2023

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

Condition number(s)

2

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Roof repairs are required, so we added notes to the proposed elevations to cover this: "Roof covering is proposed to be repaired or replaced on a 'like for like' basis, including replacing battens and providing an under felt (plus any other required works) and (if the existing slates are beyond re-use) replacing the existing slates on a like for like basis (the selection of a natural slate of the same colour, texture and profile as existing is essential)".

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

Replace DSA-19056-PL-PRO-01-L drawings with 23047-DSA-B1-ZZ-DR-A-1001-P01 FIRST FLOOR PLAN (A1), 23047-DSA-B1-ZZ-DR-A-1002-P01 ELEVATIONS (A1) and 23047-DSA-B1-ZZ-DR-A-1004-P01 ELEVATIONS (A1).

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Email sent to the planning officer:

"Regarding 8A Station Road (attached acknowledgment letters).

I'm reaching out to clarify if we can repair the roof of this property (listed building) on a like for like basis, please see below comments from the contractor:

"The roof requires new batten / under felt and most probably replace the tiles with like for like slate. If this could be input to council for installation. I'll await for council confirmation before commencement of any works on roof. "

Can we have confirmation if this is possible, or what are the required steps?"

Response received:

"I discussed your below email with our Conservation Officer yesterday and due to the extent of the works proposed the replacement of the roof would affect the special interest of the listed building and this would be a work that requires listed building consent.

The simplest way to seek listed building consent in this case is by submitting a variation of condition application, seeking to amend the elevational drawing (Proposed plans and elevations Drg No. DSA-19056-PL-PRO-01-L) approved under condition 2 of 22/00935/LBC, with the revised elevational drawing including a notation that the roof covering is proposed to be repaired or replaced on a 'like for like' basis, including replacing battens and providing an under felt (plus any other required works) and (if the existing slates are beyond re-use) replacing the existing slates on a like for like basis.

If the slates do need to be replaced the selection of a natural slate of the same colour, texture and profile as existing is essential to ensure that the special interest of the building is preserved – synthetic slates will not be acceptable. Details of the replacement slates can be included with the variation of condition application prior to its determination, or alternatively we will request those details prior to commencement of approved works to the roof.

I hope the above assists with your query, however if you have any further questions please let me know."

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

Other

First Name

Design Studio

Surname

Architects

Declaration Date

15/07/2025

☒ Declaration made

Declaration

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

- Design Studio Architects

Date

15/07/2025