

Delegated Report

Planning Ref: 26/00216/NMA
Applicant: Mr & Mrs M & C Taylor
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Dovecott Barn Ravenstone Farm Main Street

Proposal: Non material amendment to planning permission 25/00766/HOU to include a double door to rear elevation

1. Recommendations

1.1. Grant Non Material Amendments subject to:

- The original conditions attached to planning permission 25/00766/HOU and amended planning condition 3 (plans) outlined at the end of this report.

2. Planning application description

- 2.1. This application seeks a non-material amendment to planning permission 25/00766/HOU, which was for the installation of four roof lights and erection of a single storey extension to Dovecott Barn, Ravenstone Farm, Main Street, Higham on the Hill.
- 2.2. The proposed non-material amendment consists of altering an existing single door opening on the rear elevation to a double door opening.
- 2.3. A separate revised Listed Building Consent application has also been submitted and has been assessed alongside this application. Reference: 26/00218/LBC.

3. Description of the site and surrounding area

- 3.1. The barn is a former agricultural building to Ravenstone Farm, 60 Main Street (a grade II listed building), and due to its location within the curtilage of the listed farmhouse it is to be treated as part of the listed building. The building has recently been converted to residential use in a sympathetic and appropriate manner which has ensured that its special architectural and historic interest has been retained. The building is located within the Higham on the Hill Conservation Area, and due to its historic and architectural interest it is considered to make a positive contribution to the character and appearance and thus significance of the conservation area.

4. Relevant planning history

18/01131/LBC

- Fit five conservation roof lights - two to the southern roof elevation, one to the eastern roof elevation and two to the western roof elevation
- Listed Building Consent
- 16.01.2019

19/00528/HOU

- Installation of four conservation style roof lights
- Planning Permission
- 11.07.2019

19/00529/LBC

- Installation of four conservation style roof lights
- Listed Building Consent
- 11.07.2019

25/00766/HOU

- Installation of four conservation style roof lights, demolition of the rear wall and a single storey rear extension.
- Planning Permission
- 13.01.2026

25/00767/LBC

- Installation of four conservation style roof lights, demolition of the rear wall and a single storey rear extension.
- Listed Building Consent
- 13.01.2026

5. Publicity

- 5.1. A Section 96A application is not an application for a new planning permission and the existing Town and Country Planning (Development Management Procedure) Order (DMPO) provisions (Article 13 and Schedule 5) relating to publicity and statutory consultation do not apply. Therefore, local planning authorities can exercise discretion in whether and how they choose to inform interested parties or seek their views.
- 5.2. In this case no publicity has been undertaken. A consultation has nonetheless been carried out with the Council's Conservation Officer, the comments which have been incorporated into the body of this report.

6. Policy

- 7.1. Greater Flexibility for Planning Permissions Guidance (non-material amendments) states that the local planning authority must have regard to the effect of the change, together with any previous changes made under this section.
- 7.2. Since the original planning permission was issued there have been no significant changes to the policies within the local development plan or national planning policies that would be material to the outcome of the assessment of the application in this case.
- 7.3. Core Strategy (2009)
- Policy 12: Rural Villages
- 7.4. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM6: Enhancement of Biodiversity and Geological Interest
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
- 7.5. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.6. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)

7. Appraisal

- 8.1. Key Issues

- Assessment
- Conditions

Assessment

- 7.2 The proposed amendment consists of altering an existing single door opening on the rear elevation to a double door opening. The style and appearance of the door would reflect that as previously approved. The arched brick header would be extended over the width of the proposed door so this architectural detailing would be maintained.
- 7.3 It is considered that the proposal would not have an adverse impact on the listing building and it is compatible with its special interest and significance. The proposal will also preserve the character and appearance and thus significance of the Higham on the Hill Conservation Area. Therefore, the proposal complies with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the National Planning Policy Framework and the statutory duties of Sections 16, 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conditions

- 7.4 Under Section 96A of the Town and Country Planning Act 1990 any decision issued should only relate to the non-material amendments sought and is not a reissue of the original planning permission, which still stands. It is however necessary to determine if additional conditions are required or whether existing conditions need to be removed or altered.
- 7.5 Planning permission 25/00766/HOU was subject to four conditions. The development has not begun therefore Condition 1 (Time) of the original planning permission remains reasonable and necessary and the development would need to be commenced prior to the expiry of three years from the 13th January 2026, the date of the original planning permission. Condition 2 (Approved Plans) would need to be amended to refer to the development being carried out in accordance with the approved amended/revised proposed plans. Condition 3 (Materials) remains reasonable and necessary to ensure a satisfactory and unified external appearance. Condition 4 (Method Statement) remains reasonable and necessary to protect the protected wildlife species and their habitats that are known to exist on site. No additional conditions are necessary to make the amended scheme acceptable in planning terms.
- 7.6 By virtue of the above, the proposal is therefore considered acceptable subject to conditions as imposed on application 25/00766/HOU, and amended condition detailed below;

3. This non-material amendment is approved in accordance with the approved:
- Block, Site Location Plan, Drg No. 326 PL-01A;
 - Proposed Floor Plans, Drg No. 326 PL-04A;
 - Proposed Elevations, Drg No. 325 PL-05B as received by the Local Planning Authority on the 5th March 2026.
 - Heritage Statement, Rev B as received by the Local Planning Authority on the 11th March 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.7 This non-material amendment should be read in conjunction with the decision notice for 25/00766/HOU.

8. Equality implications

8.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

8.3 There are no known equality implications arising directly from this development.

9. Conclusion

9.1 In line with the provisions of Section 96A of the Town and Country Planning Act 1990, the proposed amendment to planning permission reference 25/00766/HOU has been considered in the context of the overall scheme. It is considered that the amendment proposed would not have any adverse impacts on the listing building and it is compatible with its special interest and significance. The proposal will also preserve the character and appearance and thus significance of the Higham on the Hill Conservation Area. It would further not have any material impacts upon the residential amenity or privacy of any neighbouring occupiers.

9.2 It is therefore considered to be non-material to, and acceptable in the context of, the overall scheme in planning terms subject to previously imposed conditions on planning permission 25/00766/HOU and the revised wording for condition 3 (plans) at the end of this report.

10. Recommendation

1.2. **Grant Non Material Amendments** subject to:

- The original conditions attached to planning permission 25/00766/HOU and amended planning condition 3 (plans) outlined at the end of this report.

11.1 Conditions and Reasons

3. This non-material amendment is approved in accordance with the approved:

- Block, Site Location Plan, Drg No. 326 PL-01A;
- Proposed Floor Plans, Drg No. 326 PL-04A;
- Proposed Elevations, Drg No. 325 PL-05B as received by the Local Planning Authority on the 5th March 2026.
- Heritage Statement, Rev B as received by the Local Planning Authority on the 11th March 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and

Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.2 **Notes to applicant**

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
- b) All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.
- c) As the proposed works is close to a maternity roost, to ensure that the works is lawful, the works should be conducted outside the survey season as suggested on page 9 of the Updated Preliminary Bat Roost Assessment and Bird Survey (S.C Smith, Oct 2025).