

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Sophie Iliffe, Planning Officer
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Our Ref: 26/00216/NMA
Date: 29th April 2026



**Hinckley & Bosworth
Borough Council**

Mr & Mrs M & C Taylor
C/o Mr Kristian Lawrence
Lawrence & Finley Architects Limited
5 Henry Dane Way
Newbold Coleorton
LE67 8PP

Dear Sir/ Madam

Application No: 26/00216/NMA
Address: Dovecott Barn, Ravenstone Farm, Main Street, Higham On The Hill

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at Dovecott Barn, Ravenstone Farm, Main Street, Higham On The Hill, Nuneaton.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission:

- Inclusion of a double door to the rear elevation.

The proposal is considered acceptable subject to conditions as imposed on application 25/00766/HOU, attached for your information, and amended condition 3 (plans) as detailed below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 12th August 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overall principles of the NPPF.

3. Amended Condition:

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.

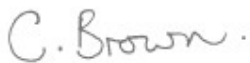
Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the overall principles of the NPPF, and the statutory duty of Sections 16 and 66 of the of the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

4. No development shall commence until a bat and nesting bird Method Statement has been submitted to and approved in writing by the Local Planning Authority. The method statement should include the responsible person overseeing sensitive works and timing of works to avoid harm to roosting bats and nesting birds.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overall principles of the NPPF.

The details of this application/amendment should be read in conjunction with the original decision notice (Reference: 25/00766/HOU).

Yours faithfully



Christopher Brown MRTPI
Head of Planning