



**Hinckley & Bosworth
Borough Council**

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Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

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	15
Suffix	
Property Name	Gopsall House Farm
Address Line 1	Bilstone Road
Address Line 2	Little Twycross
Address Line 3	Leicestershire
Town/city	Twycross
Postcode	CV9 3PP

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

Easting (x)	Northing (y)
434659	305650

Description

Applicant Details

Name/Company

Title

Mrs

First name

Jenny

Surname

Wright

Company Name

Address

Address line 1

Linnage Farm

Address line 2

Congerstone Road

Address line 3

Town/City

Carlton

County

Country

Postcode

CV13 0BP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

LE1 6NL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Replacement single storey side extension with roof terrace, replacement rear courtyard infill, erection of a new single storey side extension with roof terrace, new flat roof portico to front elevation, new driveway track accessed off Bilestone Road with new metal entrance gates, various internal and external alterations to historic and non-historic fabric and soft landscaping works.

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?

1863.00

Cubic metres

What is the volume of the part to be demolished?

243.00

Cubic metres

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

Month

June

Year

2017

(Date must be pre-application submission)

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

The proposed demolitions and removals comprise non-historic or poor-performing later additions.

2017 Conservatory: A modern single-storey timber-framed glazed conservatory attached to the side elevation of the farmhouse

Existing Solid Rear Courtyard Infill: A two-storey solid brick infill structure constructed within the historic rear U-shaped courtyard

Redundant Brick Shed / Outbuilding: A small, non-historic external brick store situated to the rear courtyard area

Timber Trellis Porch: A non-original timber trellis canopy over the principal front entrance door

Please see the submitted Heritage Impact Assessment for further information regarding the elements to be demolished.

Enhancing Heritage Significance:

The existing solid brick rear infill is an unsympathetic modern addition that closes off the original courtyard and obscures the historic rear elevations. Replacing it with a lightweight, heavily glazed infill re-establishes visual permeability and reveals the original historic brickwork.

Replacing Poor-Performing Fabric: The 2017 conservatory is visually heavy and poor-performing in terms of materials and thermal efficiency, showing signs of deterioration. Its replacement with a refined, energy-efficient structure reduces visual mass and sits more comfortably alongside the listed building.

Restoring Architectural Symmetry: The existing timber trellis porch is a non-original addition that sits uncomfortably low over the front doorway and disrupts the symmetry of the Georgian elevation. Removing it allows for a proportional Tuscan stone portico aligned with the window sills.

Rationalising Redundant Fabric: The small brick outbuilding is a later addition of low significance that is currently redundant

Rationale for Extension and Alteration

Creating a Viable Family Home: The farmhouse currently provides up to nine bedrooms across three floors but features modest functional ground-floor amenity space. The side extension and glazed infill deliver essential ground-floor living and dining space.

Securing Long-Term Conservation: Extending and adapting the dwelling ensures its optimum viable use as a long-term family home, encouraging ongoing investment in the maintenance of the Grade II listed building.

Future-Proofing & Sustainability: The extension and associated works allow for critical sustainability and access improvements, including the full replacement of end-of-life electrical/heating systems, roof/wall insulation, double glazing in decayed dormers, and level access between ground and first floors via an integrated lift.

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).

Gopsall House Heritage Impact Assessment, 1768-P106-A-Existing Ground Floor Plan, 1768-P107-A-Existing First Floor Plan, 1768-P108-A-Existing Second Floor Plan, 1768-P109-A-Existing Roof Plan, 1768-P110-A-Existing Elevations, 1768-P111-A-Existing Elevations, 1768-P112-A-Existing Elevations, 1768-P206-A-Proposed Ground Floor Plan, 1768-P207-A-Proposed First Floor Plan, 1768-P208-A-Proposed Second Floor Plan, 1768-P209-A-Proposed Roof Plan, 1768-P210-A-Proposed Elevations, 1768-P211-A-Proposed Elevations and 1768-P212-A-Proposed Elevations.

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:

External walls

Existing materials and finishes:

Brickwork

Proposed materials and finishes:

Brickwork

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

1768 - Design & Access Statement-01, 1768-P206-A-Proposed Ground Floor Plan, 1768-P207-A-Proposed First Floor Plan, 1768-P208-A-Proposed Second Floor Plan, 1768-P209-A-Proposed Roof Plan, 1768-P210-A-Proposed Elevations, 1768-P211-A-Proposed Elevations and 1768-P212-A-Proposed Elevations.

Site Area

What is the measurement of the site area? (numeric characters only).

20550.30

Unit

Sq. metres

Existing Use

Existing Use

Please describe the current use of the site

xx

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

1768-P200-A-Proposed Site Plan, 1768-P203-A-Proposed Site Plan, 1768-P213-A-Proposed Driveway Entrance-Visibility Splays, 1768-P214-A-Proposed Driveway Entrance and LTP TRANSPORT NOTE (FinalA) - Gopsall Hosue Farm, Little Tywcross_compressed.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

4

Total proposed (including spaces retained):

4

Difference in spaces:

0

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
☒ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☐ No
☒ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☒ Soakaway

☐ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes

☐ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
- ☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

8.64

Please provide the date the onsite pre-development biodiversity value was calculated

07/04/2026

This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Whitcher Wildlife Ltd was commissioned to carry out a Biodiversity Net Gain (BNG) assessment of the site to ensure that the site meets the statutory BNG requirements. This survey was carried out on the 7th April 2026.

When was the version of the biodiversity metric used published?

03/07/2025

This should be the date listed as the publication date for the version of the metric tool you have used. This can be found on the initial view or the 'Version history' tab of the metric tool spreadsheet.

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan: Biodiversity metric calculation Document name/reference: The_Statutory_Metric_Macro_Disabled
Document/Plan: Biodiversity metric calculation Document name/reference: Statutory_Biodiversity_Metric_Condition_Assessments_-_July_2025
Document/Plan: Other (please specify) Please specify: BNG Report Document name/reference: Gopsall House BNG Report Rev2

You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ Yes

☒ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes

☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes

☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes

☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The proposal is acceptable in principle as the proposal relates to extensions and alterations to an existing domestic property. The proposal would ensure that the character of the area and the countryside is retained, and the significance of the grade II listed building Gopsall House Farmhouse and its setting is preserved and enhanced. The proposal is further not considered to cause harm to residential neighbouring amenity. A small number of recommended amendments and further advice is provided in the body of this report. Consideration must also be given to Highways, Archaeology and to Ecology, recommendations which have also been included within the body of this report.

If these are considered and the proposal is progressed based on the pre-application information it is likely that subsequent listed building consent and planning applications will be supported.

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

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

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Full planning & 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

Date

29/09/2026