



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application to determine if prior approval is required for a proposed: Change of use from
Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class MA

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	16
Suffix	
Property Name	J Dawes And Son
Address Line 1	King Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Barwell
Postcode	LE9 8GQ

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

Easting (x)	Northing (y)
444602	296926

Description

Applicant Details

Name/Company

Title

First name

Surname

Synergy Asset Management Limited

Company Name

Address

Address line 1

3 Oswin Road

Address line 2

Address line 3

Town/City

Leicester

County

Leicester

Country

Postcode

LE3 1HR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Dennis

Surname

Dziko

Company Name

Volta Designs

Address

Address line 1

71-75 Shelton Street

Address line 2

Covent Garden

Address line 3

Town/City

London

County

Country

Postcode

WC2H 9JQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

☒ Yes

☐ No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

☐ Yes

☒ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

☐ Yes

☒ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Proposed change of use from commercial use to 5 self-contained residential flats.
The size and shapes of the proposed seating areas are specific, contextual and sensitive which respond to the needs of its users.
Facilities on site include secure cycle store, and Bin store towards the rear elevation.
The proposed conversion from commercial unit to residential units ensures that the impact on the adjoining/adjacent properties is minimised and contributes to the regeneration of the surrounding courtyard.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The existing windows will be retained . The windows are large and wide to provide natural sunlight to all habital rooms sufficiently.
Dimensions of windows have been indicated on elevation plans.

What will be the net increase in dwellinghouses?

5

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

Provision for public transport, states that in considering development proposals, the local planning authority will give emphasis to the need to make best use of existing public transport facilities. This application is included in properties which fall within this area, with bus stops located in the immediate vicinity and surrounding streets, which operate services in and around the city centre.
There is also a well-developed and protected network of pedestrian routes around the proposed site giving access to local shops such as the newly opened Sainsbury and Tesco local store, Leicester train station, banks, medical facilities and post offices.
The site intends to utilise the existing car parking space for residents within of the site.
The development will not create a negative impact to existing transport or highways infrastructure but will rather reduce the number of car use to the site which is deemed a positive outcome as its estimated that not all tenants will own cars due to the location of the services such as shopping centre, train station an bus stops within quarter mile radius of the site.

Please provide details of any contamination risks and how these will be mitigated

The building / site has no contamination as it was previously used an office. This is evident from the site.

Please provide details of any flooding risks and how these will be mitigated.

The land is in an area that has a very low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000).

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

The building is located within a low noise impact area. Most of the buildings are professional offices, commercial units, and gym, that generate very minimal noise activities. The proposed flats will be design to lower the impact of noise travel to adjacent office buildings by the use of acoustic secondary walls.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

At the end of the 19th century, the village was concentrated between Top Town and Mill Lane. North of this along Kirby Lane was a terrace of framework knitting cottages and open fields of Goose Green. To the south along Shilton Lane was an occasional residential property but nothing else. It was along Kirby Road on the flatter south side land that the first of the new boot and shoe factories was built. The Barwell Productive Society moved there into a new factory at the turn of the next century and the adjacent terrace was constructed for their workers. This factory later becomes known as the Sperope. It was followed by the Moulds and Moore Factory on Shilton Road opposite the entrance into King Street. The area quickly developed into the new centre for the boot and Shoe industry in Barwell with many factories based on single storey production under multi north light units with narrow office buildings of simple design fronting the street.

This area represents the true industrial landscape in the village as it existed at the highpoint of the boot and shoe industry. Walking down Arthur Street and King Street, despite the recent unfortunate alterations to the frontages, it is still possible to appreciate the atmosphere of this important bygone era. Cast iron windows in simple brick elevations beneath slate covered roofs; the saw-tooth profiles of massive north light bays punctuated by occasional brick chimney stacks; granite kerbstones with four set gutters, decorative entrance doors and raised loading docks are key features which have given residents and visitors a very precious environment which must be valued and protected for its own sake.

The designated Area is surrounded by residential properties which are two stories high. To the west and closer to the historic heart of the village they are generally Victorian or Edwardian terraces and beyond, to the east they are short terraces semi detached dwellings dating from the 1930's or 1950's All are brick or rendered properties, two storeys high, with either slate or tiled roofs. Typical features include bay windows, chimneys and bargeboards. Gardens fronting the streets are short and generally edged with low blue brick boundary walls.

Within this designated area there are three distinct types of building, each representing the industry from different periods.

Modern galvanised security fencing is the principle treatment of the street edges of service yards. This is out of character with the traditional appearance of the area. They should be replaced with metal fencing of a more sympathetic design or a combination of low brick walls and fencing.

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

Not Applicable.

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

Not Applicable.

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name: Number: 2 Suffix: Address line 1: 2 George Street Address Line 2: Barwell Town/City: Leicester Postcode: LE9 8GN
House name: Number: 43 Suffix: Address line 1: Shilton Road Address Line 2: Barwell Town/City: Leicester Postcode: LE9 8HB
House name: SJT textiles Number: Suffix: Address line 1: King Street Address Line 2: Barwell Town/City: Leicester Postcode: LE9 8GQ

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses 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

Dennis Dziko

Date

22/09/2025