

This matter is being dealt with by
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FAO
Development Management
Hinckley & Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley,
LE10 0FR

Our ref: 2501587.10

12 September 2025

Online Submission Only via Planning Portal

Dear Planning,

The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 (as amended)

Statutory Instrument 2015 No. 596

APPLICATION UNDER PART 3, CLASS R PRIOR APPROVAL FOR THE CHANGE OF USE OF AGRICULTURAL BARNS TO 2x CLASS E(G)(i) OFFICE UNITS

8 WOOD LANE, NORTON-JUXTA-TWYXCROSS, ATHERSTONE, CV9 3QB

Introduction

1. We write on behalf of LonXthree c/o 2012 Partnership Home Ltd (“the applicant”) and are pleased to submit an application to Hinckley and Bosworth Borough Council (“the Council”) for the prior approval of the Local Planning Authority for the change of use of 2x agricultural buildings to 2x office units (Use Class E(g)(i)) under Part 3, Class R of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 (“the Order”).
2. This application is supported by the following drawings, prepared by Marrons:
 - Location Plan, drawing no. A-A10-001-A
 - Existing Site Plan, drawing no. A-E10-002-A
 - Existing Floor Plan, drawing no. A-E11-001
 - Existing Elevations, drawing no. A-E12-001
 - Proposed Site Plan, drawing no. A-P10-001-A
 - Proposed Floor Plan, drawing no. A-P11-002
 - Proposed Elevations, drawing no. A-P12-001
3. The following reports also accompany this submissions:
 - Transport Note, prepared by Magna Transport Planning Ltd; and

- Phase 1 Contaminated Land Assessment, prepared by Castledine Environmental Ltd
4. The submission has been made electronically via the Planning Portal accompanied by a BACS payment for the amount of £240.00, together with the £85.00 service fee.
 5. This letter reiterates the background which has given rise to this application, alongside a description of the site and the building proposed to undergo the change of use. The letter then describes the proposal, before assessing it against the relevant criteria set out in Part 3, Class R of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 Statutory Instrument 2015 No. 596.

Site Description

6. The site comprises 2x existing agricultural buildings sited adjacent to one another that are connected. The buildings have individual GIA's of 464 m² and 526 m² respectively, with a cumulative GIA of 990m². The eastern barn has recently been granted prior approval for demolition (planning permission ref: 25/00223/DGDO), however this permission will not be implemented following a change of approach to convert the building under Class R, which is the subject of this application. The remainder of the site comprises concrete hardstanding, with access taken from the existing entrance into the site from Wood Lane to the north.
7. An application (ref: 25/00688/NMA) seeking to make non-material changes to planning permission ref: 78/00014/4M was approved by Hinckley and Bosworth Borough Council on 12/08/2025. The approved works the replacement of the existing asbestos corrugated sheeting with metal corrugated cladding of the same colour (dark grey); and the insertion of roller shutter doors to the existing openings on the gable elevation to provide a secure building.
8. The access to the barn comprises a concrete vehicular access from Wood Lane. There are no trees or other ecological features of note on the site, and the buildings have historically been used for the storage of grain associated with the historic agricultural operations. The application site is located within Flood Zone 1, meaning it is at the lowest risk of flooding. The application site is located within open countryside, and is not subject to any other formal designations.

The Proposed Development

9. The proposed development is for the change of use of 990m² of floorspace of the existing agricultural barns to 2x Class E(g)(i) office units. The internal layout has been designed to make use of the existing apertures within the structure of the buildings. The non-material amendments approved via ref: 25/00688/NMA ensure the structure of the building is suitable for conversion into Class E(g)(i) offices and the building is capable of functioning as high quality, spacious offices.

10. Internally, the agricultural barns will retain their subdivision to create 2x units and will be internally insulated to ensure heat and noise is contained within the units. The Proposed Floor Plan and Elevations demonstrate how the agricultural buildings will be converted using existing apertures as well as the internal arrangement of the 2 units.

Part 6, Class R Assessment

11. Having regard to Part 3, Class R of the Order, permitted development under Class R consists of:

R. Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within one of the following provisions of the Use Classes Order—

- i. Class B2 (general industrial) of Schedule 1;*
- ii. Class B8 (storage or distribution) of Schedule 1;*
- iii. Class C1 (hotels) of Schedule 1; or*
- iv. Class E (commercial, business or service) of Schedule 2; or*
- v. Class F.2(c) (outdoor sport or recreation) of Schedule 2*

(our emphasis)

12. It is considered that the development, which aims to convert 990m² of floorspace of the existing agricultural buildings to a Class E(g)(i) office use, forms Class R development and that prior approval should not be sought as set out under Part 3, Class R, Section R.3 (1) (a). Nevertheless, the proposals are assessed against the requirements of Part 3, Class R to demonstrate to the Council that the proposals fully accord with the conditions set out under this section of the Order.

- a. The building has historically been used for agricultural purposes, namely the storage of grain since its construction and at the time of submitting this Class R prior approval application remains in an agricultural use, pending approval of this application;
- b. The available planning history for the site confirms that no previous buildings have undergone a change of use under Class R within the Applicant's agricultural unit. The agricultural unit under the ownership of the Applicant comprises the area of land surrounding the agricultural buildings and is bound to the north and west by residential properties, to the east by a long-established industrial site and to the south by a mature hedgerow / tree line which separates the agricultural from open fields. The image below defines the extent of the land title and thus the agricultural unit.



Figure 1: Extent of Title No. LT519911, the land within the Applicants ownership as shown on the Land Registry e-services website

- ;
- c. The site does not form part of a military explosives storage area, in accordance with R.1(c);
 - d. The site does not form part of a safety hazard area, in accordance with R.1(d); and
 - e. The building is not a listed building, nor is it a scheduled ancient monument
13. Section R.3(1) (b) sets out the details which must be applied for as part of the determination of a Class R application where the cumulative floorspace exceeds 150m². These details are confirmed as follows:
- (i) *Transport and Highways Impacts*
14. The accompanying Transport Statement makes clear that the minimum visibility requirements along the lane providing access to the site, of 2.4x43m are met in both directions. The proposals will generate up to 33 two-way vehicular trips during typical peak hours. While the proposed office use will result in a modest increase in the overall number of daily trips compared to the former agricultural use, it will simultaneously eliminate the regular flow of heavy goods vehicles previously associated with crop

storage and servicing. The resulting traffic profile will be characterised by lighter, more predictable car and van movements, which are considerably less intrusive on the rural road network.

15. Parking for future employees of the site to the east of the building within the wider site. Suitable car parking can be achieved within the site without the need for vehicles to park on Wood Lane.

(ii) Noise Impacts

16. This prior approval application seeks to deliver 2x Class E(g)(i) office units for administrative and operational functions. The nature of the use therefore does not generate high levels of noise, and can be carried out in a residential area without detriment to the amenity of neighbours. The noise environment resulting from the proposals would be largely the same as existing and there would be an imperceptible level of noise arising from the proposals.
17. Notwithstanding the above, the building's will be fitted with internal insulation to ensure future occupiers of the site and surrounding neighbours are not impacted by noise generated from external sources and the use of the offices, respectively.

(iii) Contaminated Land

18. The accompanying Contaminated Land Phase 1 Assessment confirms that the site represents a low to moderate risk with regards to the proposals and as such, a limited phase 2 Site Investigation should be undertaken prior to the commencement of development which will comprise both window sampling and trial pitting to confirm ground conditions.
19. As per the approved S96A application ref: 25/00688/NMA, the existing asbestos corrugated sheeting walls and roofing will be replaced corrugated metal cladding, ensuring all asbestos will be removed prior to first occupation of the units.
20. It is recommended that a Phase II Assessment is carried out prior to the commencement of works, and the Applicant would welcome this as a planning condition.

(iv) Flooding

21. The site is located within Flood Zone 1 and is therefore at no significant risk from fluvial flooding, surface water flooding, reservoir flooding, sewer or groundwater flooding, with the risk considered to be low.

Conclusions

22. In light of the foregoing, it is considered that the proposals accord with Part 3, Class R of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 ("the Order") and the planning

permission should be granted. The proposals provide a clear and legible layout, which demonstrates unequivocally that 990sqm GIA of the agricultural barn can undergo a change of use to 2x Class E(g)(i) office units without the need for the Local Planning Authority to consider matters of highways, contaminated land, noise impacts, nor flooding risk, as set out at Part 3, Class R, Section R.3 (1) (a).

23. If you require any clarification on the submissions, please do not hesitate to contact Brian Mullin or Jack Wilkins at the Leicester Colton Square Office.

Yours sincerely

**Jack Wilkins MRTPI
Planner**

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