Steve Atkinson MA(Oxon) • MBA • FIoD • FRSA
Chief Executive

Please Ask For: Laurence Rayner
Direct Dial/Ext: 01455 255700
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Email: laurence.rayner@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 11/00181/UNUSE
Date: 17th August 2011

Hinckley & Bosworth Borough Council

A Borough to be proud of

DCAPPLET

Mr M Bahgozen
Sovrano Café
9 Castle Street
Hinckley
LE10 1DA

Dear Mr Bahgozen,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987
TOWN AND COUNTRY PLANNING (USE CLASSES)(AMENDMENT)(ENGLAND) ORDER 2005
RE: UNAUTHORISED CHANGE OF USE OF A1 SHOP TO A3 CAFÉ AT 9 CASTLE STREET, HINCKLEY.

I refer to my site visit on 10th August 2011 when I inspected the café premises that has recently opened at the property at the above address.

As I explained to you during my visit, our records indicate that the permitted use of the property is as a retail shop, which falls within the A1 use class set out in the Use Classes Order 1987. From my inspection of the property, it was clear that the current use of the premises is as café, which falls within the A3 use class set out in the amended Use Classes Order 2005.

To alter the premises from an A1 shop to an A3 café amounts to a material change of use that requires planning permission from the Borough Council. As I can find no record of any such permission having been granted in respect of this change of use, it is currently unauthorised.

You can seek to retain this unauthorised use by submitting a retrospective planning application to the Council, alternatively, you can revert the premises back to an A1 retail shop.

If you intend to submit a retrospective planning application, I must request that you do so within the next 28 days. You can download the relevant "Full Planning Application" forms to complete from this address: http://www.planningportal.gov.uk/PpApplications/genpub/en/Ecabinet. Alternatively, you can apply online at this address: www.planningportal.gov.uk.

If you do not intend to submit a retrospective planning application, then I must request that you cease using of the premises as a café immediately. I should advise you that the Council will have to consider whether to take enforcement action if a retrospective planning application is not submitted and you continue to operate the unauthorised café use.

Continued/...

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