



**Hinckley & Bosworth
Borough Council**

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LE10 0FR

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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	
Suffix	
Property Name	Barton Hill Fields Farm
Address Line 1	Main Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Barton In The Beans
Postcode	CV13 0DJ

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

Easting (x)	Northing (y)
439089	306507

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Mee

Company Name

Address

Address line 1

Barton hill fields Farm

Address line 2

Main street

Address line 3

Barton in the beans

Town/City

Nuneaton

County

Warwickshire

Country

United Kingdom

Postcode

CV13 0DJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The council confirmed our property has the benefit of permitted development rights under schedule 2, part 1, class E which allows for outbuildings to be built within the curtilage that are incidental to the enjoyment to the dwelling. The building proposed complies with the requirements set out under permitted development rights, it is situated behind the principle elevation of the dwelling which is from the north west, the footprint of the cartilage is 1864 square meters and the building is only 43.56 which equates to 2.33% of the cartilage.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PD rights for dwelling at Barton Hill Fields Farm

Date (must be pre-application submission)

18/02/2025

Details of the pre-application advice received

Hi Chris

In my opinion, based on the information send over the north west elevation would therefore be the principal elevation

Additional information provided by the council

email received 27/9/25

As the condition specially refers to extensions to the dwellinghouse this is what has been removed. The relevant classes of PD which have been removed are those that would result in an enlargement/extension to your property, specifically, this would include Part 1 of Schedule 2, Class A (where relevant to enlargements to the dwelling), Class AA, Class B and Class D.

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Chris Mee

Date

19/03/2025