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From: Paul Grundy <Paul.Grundy@hinckley-bosworth.gov.uk>
Sent: 03 February 2025 22:47
To: [REDACTED]
Subject: Additional development and alteration of outbuildings, Help Out Mill
Attachments: Drawing 04-01896-04C.pdf; 04-01507-FUL Decision notice.pdf; 04-01507-LBC Decision notice.pdf

Dear Anthony and Kevin,

It was nice to meet you both on site on 21.01.2025. I have discussed the observations from the site visit with Officers over the last week.

To confirm planning permission (reference 04/01507/FUL) and listed building consent (reference 04/01508/LBC) was given by Hinckley and Bosworth Borough Council (the local planning authority) for a "barn conversion and extension to form dwelling, doctor's consultancy room, studio, and retention of implement store" at Help Out Mill on 12.5.2005. It is noted that there is an error in the description of development on both decision notices as the doctor's consultancy room was altered to a studio before the determination of the applications.

Help Out Mill is a grade II* listed building of special historic and architectural interest ([HELP OUT MILL, Shackerstone - 1188178 | Historic England](#)), and due to their location within the curtilage of the Mill the outbuildings are treated as part of the listing, hence the requirement for listed building consent to implement the above forementioned works.

To ensure the development is lawful and in compliance with both consents the development should have been implemented in accordance with the details provided on the approved plan reference 04/01896/04C (a copy of the plan is attached). Anthony, being the applicant for the permissions and current owner of the buildings, confirmed verbally that the building operations to implement the development were undertaken during the period 2005-2007, but that some additional development and alterations to the approved plan had occurred.

From my observations on the site visit, the following additional development and alterations to the approved plan consists of:

Front elevation B-B

- Insertion of an additional window at first floor level within the new two storey extension
- The new storey extension being constructed with a marginally higher roof eaves and ridge level
- Reduced width of glazed doors and screens to the inner hall on the converted single storey range, with two sections of brick infill flanking the central entrance door

Rear elevation

- Installation of two flues from the roof plane of the converted single storey range
- Insertion of an additional small window on the converted single storey range

Side elevation facing garden

- Insertion of two roof lights within the new single storey extension

Other courtyard elevation

- Insertion of a door and window at ground floor level within the new two storey extension (it is noted that the door is shown on the proposed floor plan – so it considered that this is not an additional work but instead a drawing error)

Works affecting all (or majority of) elevations

- Erection of a single storey ancillary building (constructed of brick and tile and partially timber clad), attached to the new single storey extension. A roof light has also been inserted on the rear elevation
- Erection of two chimneys at ridge level within the converted single storey range

Number of residential units

- The approved plan was for 1.no 4 bedroom residential unit to be created with the conversion. However, Council tax records and the Council's Land and Property Gazetteer indicates that there are 3.no residential units within the converted and extended buildings, namely:
 - o The Tack Rooms, Help Out Mill, Shackerstone, CV13 0BT (came into effect for Council Tax purposes on 29 September 2007)
 - o The Cart House, Help Out Mill, Shackerstone, CV13 0BT (came into effect for Council Tax purposes on 8 September 2007)
 - o The Courtyard Studio, Help Out Mill, Shackerstone, CV13 0BT (came into effect for Council Tax purposes on 14 January 2012)

As evidence (including verbal accounts and the Council Tax records) demonstrates that the approved and additional development, as listed above, was substantially completed by 2007 and could be occupied for residential purposes between 2007-2012, this is a period of greater than 10 years so it is the informal judgement of the local planning authority that the development is now likely immune from enforcement action. No action is currently therefore likely to be taken by the local planning authority regarding potential breaches of planning control relating to the application reference 04/01507/FUL. Such an informal judgement may of course be satisfactory to both parties to continue with the conveyancing process, but to receive formal confirmation that no enforcement action can or will be taken a lawful development certificate would have to be applied for: <https://www.planningportal.co.uk/permission/responsibilities/planning-permission/lawful-development-certificates>

There is no such time limit on possible enforcement action to address unauthorised works undertaken to a listed building. However, it is the informal judgement of the local planning authority that the additional development and alterations beyond the works consented by 04/01508/LBC, as listed above, have not affected the special interest of the listed building Help Out Mill, and as such no retrospective listed building consent will be required to regularise the additional development and alterations.

I hope this correspondence is of use.

Kind regards,

Paul Grundy

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