

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Mr Christopher McManus
Cold Comfort Farm
Rogues Lane
Hinckley
LE10 3DX
United Kingdom

Name and Address of Agent (if any)

Mr Joseph White
HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
LE13 0PB
United Kingdom

Part I - Particulars of Application

Date of Notification

15 February 2024

Reference No.

24/00149/P3CQ

Particulars and location of development :

Change of use of agricultural steel framed barn into a single dwellinghouse (C3) (Revised Scheme of planning application 23/01012/P3CQ)

Pond Barn Cold Comfort Farm Rogues Lane Hinckley Leicestershire

Information that the developer provided to the local planning authority:

- Application Form (submitted: 15.02.2024)
- Covering Letter (submitted: 15.02.2024)
- Design and Access Statement (submitted: 15.02.2024)
- Existing Floor Plans and Elevations 8895-03 – 000 (submitted: 15.02.2024)
- Preliminary Ecological Appraisal (submitted: 15.02.2024)
- Proposed Demolition Plan 8895-03 – 000 (submitted: 15.02.2024)
- Proposed Elevations 8895-03 – 0200(submitted: 15.02.2024)
- Proposed First Floor Plan 8895-03 – 0101 (submitted: 15.02.2024)
- Proposed Ground Floor Plan 8895-03 – 0100 (submitted: 15.02.2024)
- Proposed Roof Plan 8895-03 – 0102 (submitted: 15.02.2024)
- Proposed Site Layout 8895-03 – 0002 (submitted: 15.02.2024)
- Site Location Plan 8895-03 – 0001 (submitted: 15.02.2024)

Part II - Particulars of decision

I write further to your recent application under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is refused.**

1. The development is not considered to consist of a change of use of a building and the land within its curtilage from an agricultural use, nor is it considered to be within an established agricultural unit. The proposed demolition works are also not considered to be reasonably necessary to carry out the building operations, as detailed within Paragraph Q.1(i) (i) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), to the extent reasonably necessary for the building to function as a dwellinghouse. Therefore, the proposal is contrary to, and in conflict with, Paragraphs Q.1(a) and Q.1(i) (ii) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore not considered to benefit from Permitted Development Rights.

The proposed change of use cannot therefore take place under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the application for prior notification is refused.

A handwritten signature in black ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning

Date : 11 April 2024