

Mr John Knott

Class Q Prior Approval for the Conversion of Agricultural Barn to 1 No. Residential Dwellinghouse (Class C3)

At Land South of Bosworth Road, Bull In The Oak, Cadeby

PLANNING STATEMENT



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1. INTRODUCTION

1.1 We write on behalf of Mr John Knott (“the applicant”) with regards to Land South of Bosworth Road, Bull in the Oak, Cadeby (“the site”) and can confirm submission of the above planning application for prior approval under the 2024 Class Q legislation of the General Permitted Development (Amendment and Consequential Provisions) Order 2015 (“the Order”) to Hinckley and Bosworth Borough Council (“The Council”). Prior to the 20th May 2025 Applicants have the ability to submit a Class Q prior approval via the previous legislation as well as the newly adopted amended version. For clarity, we seek prior approval using the Class Q regulations formally adopted on the 21st May 2024.

1.2 This planning statement supports the re-submission of a proposal previously refused on 13th November 2024 Ref: 24/00884/P3CQ. The Council’s reasons for refusal from the previous prior approval application have been detailed below:

1. *Insufficient information has been provided demonstrating that the site was used solely for an agricultural use as part of an established agricultural unit on the relevant dates. Therefore insufficient information has been provided demonstrating that the development would comply with criteria Q.1 (a) of Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*
2. *Insufficient information has been submitted demonstrating the established agricultural unit. Consequently insufficient information has been provided to establish the cumulative number of dwellinghouses developed under Class Q or the total floorspace of dwellinghouses developed under Class Q within the established agricultural unit. Nor cannot it be established whether development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit. Therefore insufficient information has been provided demonstrating that the development would comply with criteria Q.1 (b), (ba), (c), (d) and (g) of Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*

3. *Insufficient evidence has been provided to demonstrate that the proposed development would not require building operations that would go beyond what would be reasonably necessary for the buildings to function as a dwellinghouse. Therefore insufficient information has been provided demonstrating that the development would comply with criteria Q.1 (i), of Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*
4. *The curtilage of the development exceeds the requirements of paragraph X 'Interpretation of Part 3' of Schedule 2, Part 3 of the GPDO. It follows that, based on the evidence submitted, the development would not be permitted under Schedule 2, Part 3, Class Q of the GPDO.*

1.3 The following drawings, prepared by Hayward Architects, have been submitted electronically via the Planning Portal as part of this application, and should be read in conjunction with this Statement:

- 24-64-PL01A Site Location Plan
- 24-64-PL02A Proposed Site Plan
- 24-64-PL03B Proposed Plans and Elevations
- 24-64-PL04-A Agricultural Unit Plan
- Topographical survey

1.4 The following technical reports have been submitted electronically via the Planning Portal as part of this application, and should be read in conjunction with this Statement:

- Updated Structural Inspection prepared by Diamond Wood and Shaw, 26 February 2025

1.5 This Statement is structured as follows:

- In **Section 2** we describe the site, its surroundings and background information relevant to this application;

- In **Section 3** we describe the proposed development;
- In **Section 4** we identify the relevant planning policy considerations against which the proposed development should be considered;
- In **Section 5** we directly address the four reasons for refusal from application ref: 24/00884/P3CQ;
- In **Section 6** we assess the proposed development against Schedule 2, Part 3, Class Q of the GPDO;
- In **Section 7** we set out our conclusions.

2. SITE CHARACTERISTICS & CONTEXT

- 2.1 The building associated with this application was in use as an agricultural barn as part of an agricultural unit on and prior to March 22nd 2013. The below image taken from Google Earth represents the layout of the site in 2025 and demonstrates the presence of the agricultural unit and its full operation after 24th July 2023.



- 2.2 The site, as shown on the site location plan, drawing no. 24-64-PL02A, covers an area of no more than the footprint of the building to be converted and is designated as countryside, within the red line area shown on the site location plan. The site lies to the south of the main settlement of Market Bosworth.
- 2.3 Access to the site is achieved via Bosworth Road. The access is well established and is used regularly by the applicant to the buildings, as well as visitors of the caravan park directly to the south. The site does not lie within a designated Conservation Area, nor is it subject to any other formal designations.
- 2.4 The Class Q proposal provides an opportunity to provide a dwelling house within the agricultural holding, nearby to the caravan park which is under the same ownership as the agricultural barn. It will change the use of a redundant agricultural vehicle and hay store to a more appropriate use. The proposal will result in an enhancement to the immediate setting of the area and does not give rise to conflict with national planning policy.

Description of the Building

- 2.5 The existing building is a steel portal framed agricultural building that is sited towards the edge of the ownership boundary, next to a wooded area.



- 2.6 The barn is timber clad to all 4 elevations with a large galvanised steel door to the front elevation. The vertical timber cladding is supported on horizontal timber rails and is in a hit and miss style, typical of farm buildings of this type.
- 2.7 The cladding extends to half way down the columns on the North and East elevations. The roof covering is cementitious corrugated sheeting overlaying timber purlins supported on the top flange of the steel rafters.
- 2.8 The portal frame is formed in a traditional style from 203x102x23 UB rafter sections and 203x133x25 UB column sections. 2.5. The frames are overlain with timber purlins at 1.5m centres supporting the corrugated cementitious roof covering over.

3. Planning History

- 3.1 The planning history of the site, as available on the Council's public access page, is summarised in Table 1 below:

Planning Application No.	Description	Date of Decision	Decision
92/00139/4	Agricultural vehicular access	24/03/1992	Approved
93/00018/4	Erection of an agricultural building	24/03/1993	Approved
95/00873/FUL	Erection of stable and tack room	04/01/1996	Approved
19/00106/COU	Change the use of land and stables to equestrian use for horse therapy centre	09/04/2019	Withdrawn
24/00884/P3CQ	Notification to determine if Prior Approval is required for the change of use of an agricultural building to a dwellinghouse (Class C3)	13/11/2024	Prior Approval Refused

Table 1 – Up to date planning history of the application site, as available on the Council's public access page.

4 THE PROPOSED DEVELOPMENT

- 4.1 The proposed conversion of the agricultural barn has been designed to be in keeping and sympathetic in relation to the existing built form.
- 4.2 The total gross external area of the building is 87.4m² and the proposal utilises the entire internal floorspace of the barn as well as a small mezzanine to create a suitably sized dwelling. The majority of existing walls will be retained, and cladding identified on the plans will not extend beyond the existing envelope of the building. Every opportunity has been taken to utilise the existing apertures, whereby existing openings are being replaced by windows and/or doors. The outcome of this is that minimal structural work is required to convert and utilise the existing space. This is supported within the updated structural report, which accompanies this application.
- 4.3 The proposed site curtilage of the building is equal to the footprint (87.4m²). Within the curtilage will be a degree of landscaping, alongside accommodation for the access.
- 4.4 Access to the highway will utilise the existing access.
- 4.5 The palette of materials set to be used will be similar to existing materials. This is to ensure there is minimal visual impact as a result of the proposed dwelling, and to deliver an attractive and in keeping residential dwelling within an agricultural, rural setting.
- 4.6 The walls of the structure subject to this Class Q application will remain largely unaltered, whereby existing openings will be replaced with glazing or doorways. The remainder of the structure will be timber slat panelling is to be installed on all four elevations, in line with the existing barn. This is further detailed within the updated structural report.
- 4.7 The timber will be graded in various tones, sympathetic to the existing built structure and to provide visual interest. The existing corrugated cement mix is to be replaced with an aluminium insulated panel roof, maintaining the visual balance between the walls and the roof whilst providing the higher quality of roof required for habitable dwellinghouses.

- 4.8 The windows will be aluminium framed and powder coated in a colour sympathetic to the structure and existing built environment. Doors will be vertical boarded and finished in a natural preservative, further maintaining the character of the timber to be installed.

5 CLASS Q ASSESSMENT

- 5.1 Having regard to Class Q of the Order, permitted development consists of:

“(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building’s curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building’s curtilage,

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.”

Section Q.1 Assessment

- 5.2 The development, which aims to convert the existing agricultural building to residential use, forms Class Q development, and that the local planning authority should give a determination as to whether prior approval is warranted for the proposed development having regard to the following factors:

Q1. Development is not permitted by Class Q if— (a) in the case of a site that is part of an established agricultural unit, the site was	The proposal forms Section Q (a) development as the agricultural building is long standing and well established in the wider agricultural unit. Furthermore, the site, pursuant to the proposed development outlined above,
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not part of the established agricultural unit— (i) on 24th July 2023, or (ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,	was part of an established agricultural unit prior to, on and after the 24th July 2023 in accordance with section (a). Concern was raised within the officer report regarding the site's potential use as an equestrian facility. In response to this, planning application ref: 19/00106/COU sought to change the use of the land to equestrian for a horse therapy centre. This application was withdrawn at the request of Council officers and the land has subsequently remained agricultural ever since. No change of use took place. The site is therefore still part of an agricultural unit and the building is used for the storage of agricultural vehicles and equipment. To further support the use of the barn as agricultural, Appendix A clearly evidences dated images of the use for agricultural purposes. Planning permission ref 92/00139/4 has also been shown, which permitted agricultural vehicle access to the barn, for farming operations. Historically, the barn was occupied by farmer Gilbert Jennaway, who was the tenant farmer. Mr Jennaway used the barn for the storage of agricultural vehicles and equipment, to support his sheep farming operations on the adjacent land. The tractor shown in the photographs (Appendix A), with the barn in the background, belonged to Mr Jennaway. Planning permission was obtained for Agricultural Vehicular Access (ref 92/00139/4) which authorised access to the barn for farming operations.
(b) in the case of a site that was (but is no longer) part of	The planning status of the barn has not changed and there have been no alternative uses operating in the barn

an established agricultural unit— (i)the site was part of an established agricultural unit on 24th July 2023, (ii)where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or (iii)since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,	other than agricultural. The site is therefore still operational as part of an established agricultural unit, as set out in the above section.
(c)the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,	The ground floor internal floorspace measures 74.8sqm. A mezzanine floor is also proposed which measures 40.5sqm. Mezzanine floors constitute internal development and therefore do not require planning permission. Overall, the total internal floorspace will measure , 115.3sqm and does not exceed the maximum 150sqm as set out in paragraph (c).
(d)the development under Class Q, together with any previous development under Class Q, within the original limits of an established	As part of our submission we have submitted an agricultural unit plan which demonstrates the full extent of the applicant's ownership.

agricultural unit (see paragraph Q.3(2) of this Part) would result in— (i)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or (ii)the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,	There has been no development permitted under Class Q within the established agricultural unit and this proposal seeks to deliver 1x dwelling permitted under Class Q, with a floorspace which does not exceed 150sqm, nor a cumulative floorspace which exceeds 1000sqm.
(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained, (f) less than 1 year before the date development begins— (i)an agricultural tenancy over the site has been terminated, and (ii)the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no	The site is not occupied under an agricultural tenancy and no express consent is required, in accordance with section (e) and (f).

longer required for agricultural use,	
(g)development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,	No development under Class A (a) or Class B (a) of Part 6 of Schedule 2 (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before in accordance with Section Q.1 (g).
(h)the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than— (i)extension of the building allowed by paragraph Q.1(i); (ii)protrusions of up to 0.2 metres to accommodate	The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point raising no conflict with Section Q.1 (h). All new openings and their associated fixtures will not protrude more than 0.2 metres from the existing building.

building operations allowed by paragraph Q.1(j)(i),	
(i)the development under Class Q(b) would result in an extension that— (i)has more than one storey, (ii)is sited anywhere other than to the rear of the existing building, (iii)extends beyond the rear wall of the existing building by more than 4 metres, (iv)has eaves the height of which exceed the height of the eaves of the existing building, (v)is higher than whichever is the lower of— (aa)the highest part of the roof of the existing building, or (bb)a height of 4 metres above the ground, (vi)extends beyond a wall that forms a side or principal elevation of the existing building, or (vii)would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land	The proposal involves only the conversion of the existing building. The applicants are not seeking to extend the building via this Class Q application.

by virtue of any development, and— (aa)the hard surface was not provided on the land on or before 24th July 2023, or (bb)where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,	
(j)the development under Class Q(c) would consist of building operations other than— (i)the installation or replacement of— (aa)windows, doors, roofs, or exterior walls, or (bb)water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and (ii)partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),	The agricultural building to be converted is clearly of high quality, with three structurally sound and complete elevations and a suitable roof. The proposal intends to construct half of one elevation and replace the existing timber slats to provide insulation inside. These building operations by no means amount to what was proposed in the Hibbitt case, which is widely applied as a benchmark when assessing the extent of structural operations being ‘reasonably necessary’ to convert to a dwellinghouse. The Hibbitt case comprised the construction of three new elevations which were previously open to enable the building to convert the building to a dwelling. Recent appeal history has opted favourably on cases which involve the construction of one elevation and the insulation of other elevations.

	At Alfrick¹ an Inspector considered a barn which was enclosed on three sides by concrete and timber board walls. At paragraph 11 the Inspector recognised that the insertion of a new wall and windows and doors would alter the exterior of the barn but were nevertheless reasonably necessary to convert the building to residential use. In Burnham² an Inspector considered an entirely open sided barn and at paragraph 5 took the view that insertion of new walling within the steel structure fell squarely within the scope of works permitted by Class Q. At Abberley³ an Inspector considered the addition of new walling and openings and concluded that they amounted to conversion. At paragraph 15 it was noted that the existing structure would play a supporting role for the new elements and that this represented a critical difference from other proposals where stand alone internal structures were used. Prior to submission we have liaised with our structural engineers, who confirm that the building is suitable for conversion into residential accommodation. The steel frame has sufficient structural capacity to resist the vertical and horizontal loads applied to the external envelope The foundations are displaying no signs of movement and are considered suitable for re-use as part of the conversion with no upgrade works required.
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¹ APP/J1860/W/22/3303381

² APP/N0410/W/22/3297740

³ APP/J1860/W/21/3275424

	A new ground floor slab is required throughout the building. This will provide support to new internal loadbearing walls that support the new first floor. This would include the necessary insulation and DPM. It is likely that some repainting to the steel frame will be required. The roof will be re-covered in a lightweight covering such as single ply membrane, standing seam metal roof or lightweight metal tiles. The new slab, first floor and partitions are all internal works that do not effect the external structure and is therefore not considered to be development. The overall footprint and form of the building is uneffected by the works. The structural works related to the conversion are considered to be minimal. Overall, the updated structural report confirms the above building operations, alongside the installation of windows and doors as is typical with a Class Q conversions would be deliverable from a structural sense and will be reasonably necessary, in accordance with paragraph Q1 (i).
(k)the site is on article 2(3) land, (l)the site is, or forms part of— (i)a site of special scientific interest; (ii)a safety hazard area;	The application site is not on article 2(3) land, nor is it a site of special scientific significance, a safety hazard area, a military explosives storage area, a scheduled monument or a listed building, in accordance with sections (k) to (n).

(iii)a military explosives storage area, (m)the site is, or contains, a scheduled monument, (n)the building is a listed building,	
(o)the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or	The proposal would provide a 2 bedroom dwelling. Nationally Described Space Standards require a 3 person, 2 bedroom, 2 storey dwelling to be at least 70sqm, rising to 79sqm for 4 people. Measuring 115.3sqm the proposed residential unit will far exceed the minimum floorspace required to support a 2 bedroom dwelling, in accordance with Nationally Described Space Standards.
(p)the building does not have suitable existing access to a public highway.	The building has suitable access to the highway via the existing and established access serving both the agricultural buildings and caravan park to the south.

Section Q.2 Assessment

5.3 The proposed development demonstrably meets the conditions set out Section Q.2 of the Order, for the following reasons:

(a) transport and highways impacts of the development

- 5.4 Within the Officer Report of application ref: 24/00884/P3CQ it is stated that “The Local Highway Authority provided standing advice in response to the development and it is considered that the change to residential would not cause detrimental impacts on transport and highways networks.”
- 5.5 The site benefits from a clear and distinct access point off of the highway, with clear and established visibility splays. These splays will be retained as part of the proposed development. The vehicular and pedestrian movement extends into the plot via the driveway of the agricultural unit and caravan park. This road is capable of receiving most kinds of vehicles. The site has a generous turning area and the associated hardstanding also serves as benefit for traffic. The access surface is concrete; the approach to the proposed faces doors will be clear and direct with level thresholds to facilitate access by wheelchair.

(b) noise impacts of the development

- 5.6 Within the Officer Report of application ref: 24/00884/P3CQ it is stated that “Whilst equine or agricultural operations would still occur in close proximity to the development this is unlikely to generate adverse noise impacts.”
- 5.7 The development will not suffer adverse impacts as a consequence of noise generated from surrounding development, nor will it give rise to unacceptable noise impacts. The development will result in a residential use nearby to a caravan park, a use in close association to residential and will also effectively displace part of the working farm activity thus improving the residential amenity for the existing caravan park.

(c) contamination risks on the site

- 5.8 Within the Officer Report of application ref: 24/00884/P3CQ it is stated that “No contamination risks have been identified on the site.”
- 5.9 The site does not have a contamination constraint and the building itself was used previously as an equipment storage. It is therefore unlikely that significant

contamination is present within the sub-surface and contamination risk is likely to be low.

(d) flooding risks on the site

- 5.10 Within the Officer Report of application ref: 24/00884/P3CQ it is confirmed that “The application site is within Flood Zone 1 and is not considered at risk of flooding.”
- 5.11 According to the Environment Agency’s Flood Maps the site is not identified as being within an area at risk of suffering a 1 in 100 year flood event, nor is it in proximity to any nearby watercourses. The proposed development will not be intensifying flood risk to the wider site.

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order

- 5.12 Within the Officer Report of application ref: 24/00884/P3CQ it is stated that “Although the application site is outside of defined settlement boundaries, the application site is adjacent to Market Bosworth Caravan park and the application is not considered to be in a wholly impractical or undesirable location for the building to change from an agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Class Order.”
- 5.13 Suitable access to the highway is possible and sustainability has been established not to be a factor in considering the suitability of location in these cases, by virtue of the approved planning permission for the caravan park.
- 5.14 The acceptability of the proposed location is also enshrined in paragraph 80 of the National Planning Policy Framework. This states that planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply. Such circumstances include “*where the development would re-use redundant or disused building and enhance its immediate setting*”.

(f) The design or external appearance of the building

- 5.15 Within the Officer Report of application ref: 24/00884/P3CQ it is stated that “The design and external appearance of the building does not have a significant adverse impact on the character of the building or the surrounding area. The incorporation of windows and doors are the only alteration to the building.”
- 5.16 The proposed conversion of the building will not harm the character of the area and overall appearance of the countryside, as the inherent character and form of the building will be retained through the external works proposed. The proposal used materials which are closely associated to the existing building and those which are typically found in the context of a farmstead.

(g) The provision of adequate natural light in all habitable rooms of the dwellinghouse

- 5.17 Within the Officer Report of application ref: 24/00884/P3CQ it is stated that “There are windows to every habitable room. It is considered that the application provides an adequate provision of natural light in all habitable room of the dwellinghouse.”
- 5.18 As demonstrated on the submitted drawings, the proposed unit will be afforded adequate provision of natural light, with all habitable rooms served with at least one window.

The National Planning Policy Framework- Principle of Development

- 5.19 The principle of the conversion is convert the existing barn into a residential dwelling. The proposal will comfortably adhere to the floor size limit associated with Class Q development.
- 5.20 The acceptability of the principle of development for the proposed conversion is also enshrined in paragraph 84 of the updated National Planning Policy Framework (“The

Framework”) (2024). It states that planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply.

- 5.21 Of reference to this application is sub-point C of paragraph 80 which states that isolated homes in the countryside would be acceptable “where the development would re-use redundant or disused building and enhance its immediate setting”.
- 5.22 Notwithstanding the proposals compliance with the requirements of Class Q, the proposal is considered to be demonstrably compliant with paragraph 84 of the NPPF as the development will re-use a redundant building on the site; of which the physical refurbishment and landscaping, will lead to an enhancement of the immediate area.
- 5.23 In light of these special circumstances, and the current primacy of paragraph 84 of the Framework, it is confirmed that the proposal is acceptable in principle.

6 OVERCOMING REASONS FOR REFUSAL ATTACHED TO APPLICATION REF: 24/00884/P3CQ

- 6.1 Whilst the above sections have demonstrated that the proposal is in full accordance with Class Q of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 (“the Order”), we have provided responses to each reason for refusal to assist officers in their assessment.

Reason for Refusal 1

- 6.2 The Council's first reason for refusal has been set out below:

Insufficient information has been provided demonstrating that the site was used solely for an agricultural use as part of an established agricultural unit on the relevant dates. Therefore insufficient information has been provided demonstrating that the development would comply with criteria Q.1 (a) of Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

6.3 In response to the Council's first reason for refusal, we have submitted an Agricultural Unit Plan as part of this application. The site has has a longstanding and lawful agricultural use for a period of well over 10 years from the date of this application.

6.4 Reference is also made to the withdrawn application (cited in the above assessment table, first paragraph), which sought to change the use to equestrian. This application was withdrawn, and therefore no change of use took place. The building subsequent remained as agricultural.

Reason for Refusal 2

6.5 The Council's second reason for refusal has been set out below:

Insufficient information has been submitted demonstrating the established agricultural unit. Consequently insufficient information has been provided to establish the cumulative number of dwellinghouses developed under Class Q or the total floorspace of dwellinghouses developed under Class Q within the established agricultural unit. Nor cannot it be established whether development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit. Therefore insufficient information has been provided demonstrating that the development would comply with criteria Q.1 (b), (ba), (c), (d) and (g) of Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

6.6 In response to the Council's first reason for refusal, we have submitted an Agricultural Unit Plan as part of this application. The Agricultural Unit Plan demonstrates there has been no development under Class A(a) or Class B(a) of Part 6 of the Schedule (agricultural buildings and operations) has been carried out of the established agricultural unit.

Reason for Refusal 3

6.7 The Council's third reason for refusal has been set out below:

Insufficient evidence has been provided to demonstrate that the proposed development would not require building operations that would go beyond what would be reasonably necessary for the buildings to function as a dwellinghouse. Therefore insufficient information has been provided demonstrating that the development would comply with criteria Q.1 (i), of Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 6.8 As demonstrated in our submitted updated Structural Report, the building is suitable for conversion into residential accommodation. The steel frame has sufficient structural capacity to resist the vertical and horizontal loads applied to the external envelope.
- 6.9 The foundations are displaying no signs of movement and are considered suitable for re-use as part of the conversion with no upgrade works required.
- 6.10 A new ground floor slab is required throughout the building. This will provide support to new internal loadbearing walls that support the new first floor. This would include the necessary insulation and DPM.
- 6.11 It is likely that some repainting to the steel frame will be required. The upper timber cladded areas will need to be upgraded to provide a weather-tight envelope. The internal leaf of the external walls will need to be constructed from the new groundbearing slab. The roof will be re-covered in a lightweight covering such as single ply membrane, standing seam metal roof or lightweight metal tiles.
- 6.12 The new slab, inner leaf, first floor and partitions are all internal works that do not effect the external structure and is therefore not considered to be development.
- 6.13 The overall footprint and form of the building is unaffected by the works. The structural works related to the conversion are considered to be minimal.
- 6.14 Overall, the structural report confirms the above building operations, alongside the installation of windows and doors as is typical with a Class Q conversion would be deliverable from a structural sense and will be reasonably necessary, in accordance with paragraph Q1 (i).

Reason for Refusal 4

6.15 The Council's fourth reason for refusal has been set out below:

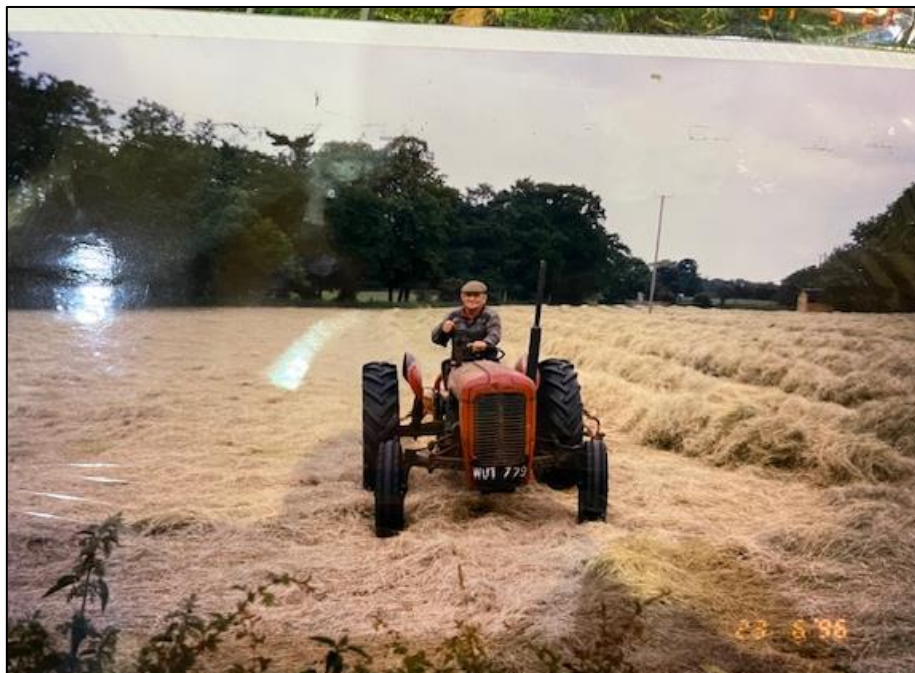
The curtilage of the development exceeds the requirements of paragraph X 'Interpretation of Part 3' of Schedule 2, Part 3 of the GPDO. It follows that, based on the evidence submitted, the development would not be permitted under Schedule 2, Part 3, Class Q of the GPDO.

6.16 The curtilage has been amended to ensure it is no larger than the footprint of the building. The proposal now satisfies the requirements of paragraph X 'Interpretation of Part 3' of Schedule 2, Part 3 of the GPDO, whereby the curtilage measures 87.4m² in line with the footprint of the building (also 87.4m²)

7 CONCLUSIONS

- 7.1 In light of the assessment set out within this Planning Statement, the proposal wholly accords with Class Q of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 ("the Order").
- 7.2 As such, the Council are in receipt of sufficient information to comprehensively address each of the previous reasons for refusal, and progress forward positively with the determination of this revised application.
- 7.3 If you require any clarification or additional information, we welcome the opportunity to work closely with the LPA, so therefore please do not hesitate to contact Lizzie Beresford using the details outlined within the application form.

APPENDIX A



Photograph showing Mr Gilbert Jennaway farming the adjacent fields on the tractor that was stored in the barn





Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of Applicant
W G JENNAWAY
HALL FARM
MARKET BOSWORTH
NUNEATON WARMS

Name and address of agent (if any)

Part I - Particulars of application

Date of application

24/02/92

Application No.

92/0139/4

Particulars and location of development:

AGRICULTURAL VEHICULAR ACCESS
LAND OFF CADEBY LANE MARKET BOSWORTH

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act, 1990, the Hinckley & Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

- 1 The development hereby permitted shall be begun within five years from the date of this permission.
- 2 The access shall be sited at the western end of the frontage to Cadeby Lane
- 3 Any proposed vehicular access gates shall be set back a minimum distance of 7 metres from the highway boundary and shall be made to open inwards only.
- 4 The access drive shall be surfaced in tarmacadam or similar bound materials for the first 5 metres behind the highway boundary prior to the new access first being brought into use.
- 5 The hedge on the sites frontage shall be reduced to and maintained at a height not exceeding 1 metre above the level of the adjoining carriageway.
- 6 The vehicular access hereby approved shall only be used for those purposes reasonably necessary for agriculture and not for any other purpose without the prior written consent of the Local Planning Authority.

The reasons for the conditions are :-

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 In the interests of road safety.
- 3 To enable a vehicle to stand clear of the highway whilst the gates are opened.
- 4 In the interests of road safety.
- 5 To ensure that an adequate line of vision is available in the interests of road safety.
- 6 In the interests of road safety.



Date: 24/03/92

Proper Officer of the Council