

# Hinckley & Bosworth Borough Council

## Town and Country Planning Act 1990

### Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

#### PRIOR APPROVAL REQUIRED AND GRANTED

**Name and Address of Applicant**

Mrs Kathryn Gear  
8 Chapel Street  
Barwell  
LE9 8DD

**Name and Address of Agent (if any)**

Mr Jack Crowfoot  
32 Chesterfield Way  
Barwell  
LE9 8BH

**Particulars of Application**

| Date of Notification | Reference No.  |
|----------------------|----------------|
| 8 April 2024         | 24/00331/P3CMA |

**Particulars and location of development:**

Proposed change of use from shop floor (Class E) to 3 no. flats (Class C3)

**8 Chapel Street, Barwell, Leicester, Leicestershire LE9 8DD**

**Information that the developer provided to the local planning authority:**

- Application form received
- As existing plan & elevations – Drg. No. 001
- As proposed plan & elevations - Drg No. 002
- As proposed plan – Apartment A, B & C – Drg. No. 003

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

It is hereby confirmed that the Council's **prior approval is required and granted subject to the following conditions:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
  - As proposed plan & elevations - Drg No. 002
  - As proposed plan – Apartment A, B & C – Drg. No. 003

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

**Reason:** To promote travel by sustainable modes in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (December 2023).

3. No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

**Reason:** To ensure that the development makes adequate provision for waste and recycling storage in accordance with Section 46 of the Environmental Protection Act 1990 and visual amenity of the area in accordance with Policy DM10 of the SADMP.

**IT IS EXTREMELY IMPORTANT THAT YOU READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:**

1. This consent relates solely to the change of use of the building, any building operations may require separate planning permission.
2. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [buildingcontrol@hinckley-bosworth.gov.uk](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.



**Christopher Brown MRTPI**  
**Planning Manager (Development Management)**

Date: 31 May 2024