

CERTIFICATE OF LAWFUL DEVELOPMENT STATEMENT

Relating to Planning Application 23/00518/FUL
July 2026

102 Main Street,
Nailstone,
Nuneaton,
Leicestershire,
CV13 0QB

Planning application was granted for the site on 6th October 2023, planning reference **23/00518/FUL**.
The planning application approval reads as follows:

Barn conversion to form new dwelling, erection of new dwelling, extension of existing dwelling to provide an annex, replacement roof and associated works.

The planning approval required several conditions to be discharged pre-commencement, as indicated below:

Condition 5 – No Demolition/development shall take place until a programme of historic building survey defined within a Written Scheme of Investigation has been submitted to, and approved in writing by the Local Planning Authority.

Condition 6 – No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Condition 9 – No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority.

Condition 10 – No works to, or development of the barn (labelled building B3 in the CBE Consulting reports) or demolition of the adjoining stable block (B2) shall take place until a Precautionary Method of Working Survey for bats has been submitted to and approved in writing by the Local Planning Authority. This is to detail reasonable avoidance measures to prevent harm to bats, including but not limited to: the timing of works, specific works requiring ecological supervision, location of temporary bat box for any bats found, the company that will be undertaking the ecological supervision. All works are to proceed strictly in accordance with the approved strategy.

Condition 11 – If works to the barn do not commence within one year of permission being granted an updated bat activity survey report, including a mitigation strategy if required, shall be submitted to the Local Planning Authority for approval.

Condition 12 – Prior to the commencement of development, a bat enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. This is to detail the provision of three integrated bat roosts, including the type of boxes to be used and their locations. All works are to proceed strictly in accordance with the approved scheme, and thereafter be retained in perpetuity.

The above outlined conditions were submitted to the local planning authority and discharged under planning approval 25/00387/DISCON. The planning application relates to Conditions 5, 6, 8, 9, 10, 11 & 12. These were discharged on 12th August 2025. The approval fully discharges Conditions 5, 8, 9, 10, 11 & 12 and partially discharges Condition 12. The partial discharge of Condition 12 is indicated for commencement purposes. **Therefore, all pre-commencement conditions have been discharged.**

Works associated with the removal of the roof structures for Buildings B2, B3 & B4 were undertaken under the supervision of CBE Consulting. The associated report for this is included within the Certificate of Lawful Development application. Subsequently buildings B6 & B4 have been removed with the roof tiles removed from building B3. The removal of the roof tiles from B3 and demolition of building B4 has allowed for the commencement of the conversions works to commence on the barn conversion (B3) including the replacement roof.

This therefore is a commencement of the works required to implement the planning application 23/00518/FUL in accordance with Condition 1 wherein “The development hereby permitted shall be begun before the expiration of three years from the date of this permission” being 6th October 2023.



Roof tiles removed from Building B3 (Barn Conversion) and demolition of building B4 commencing the conversion of Building B3 and associated replacement roof.



