

Jane Steel

From: Sullivan Archer
Sent: 15 July 2024 18:53
To: Planning Folder New
Cc: Tim Hartley
Subject: FW: 24/00472/CLP: Lychgate House Farm Lychgate Lane Burbage

Hello,

As requested by the Applicant, please can 24/00472/CLP be withdrawn?

Thank you 😊

Sulley

Sullivan Archer

Planning Officer

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

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From:
Sent: Monday, July 15, 2024 4:36 PM
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Subject: Re: 24/00472/CLP: Lychgate House Farm Lychgate Lane Burbage

Hi Sullivan,
Thanks very much for your time on the phone just now.
I've had a chat with the applicant & he would like us to withdraw the application.
Please accept this as written confirmation of that.

We will be submitting a full planning app as you suggested.

Kind regards,

Barnaby Robinson
The Design Social

On 15 Jul 2024, at 16:13, Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk> wrote:

Good afternoon, Barnaby,

Thank you for agreeing to the amended description and the additional information, that's really appreciated.

For clarity, this is a residential property and therefore it does not benefit from Class R Permitted Development Rights. Whilst I appreciate that this proposed use is for a charity, a charity is not a planning use. Therefore, although the charity is using the dwelling for non-profit short-term holiday lets, this is considered a hotel/ guest house use (Use Class C1).

In light of this, the Local Planning Authority cannot allow the partial change of use of a residential property to a holiday-let use by means of a Certificate of Lawfulness application.

However, this does not suggest that such a proposal is inappropriate. I would therefore recommend that a full planning application is submitted to the Local Planning Authority for the partial change of use of the dwellinghouse to a mixed use as dwellinghouse (Use Class C3), a guest house use (Use Class C1) and office facilities/ visitor meeting space (Use Class E(g)(i)).

Kind regards,

Sullivan

Sullivan Archer

Planning Officer

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

<image001.jpg>

Web: www.hinckley-bosworth.gov.uk

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From:

Sent: Tuesday, July 9, 2024 3:52 PM

To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: Re: 24/00472/CLP: Lychgate House Farm Lychgate Lane Burbage

Hi Sullivan,

I'm happy with the amendment to the description, as discussed.

Also the Class R of permitted development for agricultural properties, is what we're referring to for the commercial / short term holiday let idea.

The commercial office use is mainly for meetings of the charity, it is also used as a reception for meeting visitors to the charity farm.

As for occasional use as a holiday let, it is difficult at this point to provide solid figures. The applicant wants to get the certificate in place before actually starting to use part of the property for beneficiaries of the charity to stay in.

In discussions we've had the view is that it will be about 75% of the time that it will be used for the charity purposes & 25% of the time as a short term let.

I appreciate this is a little vague at this point but the short term holiday let is more about using the space when it is not required for charity purposes, rather than a regular income stream for the charity.

I hope that adds some clarity but please do let us know if there's any issues / queries.

Kind regards,

Barnaby Robinson
The Design Social

On 9 Jul 2024, at 15:44, Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk> wrote:

Good afternoon, Barnaby,

Thank you for speaking to me on the phone this afternoon.

As we have discussed, I have concerns that the current planning application description does not fully cover the proposals that you are seeking a Certificate of Lawful Proposed Development for. As there are commercial uses proposed within the dwelling would the following revised description be suitable?

"Certificate of Lawful Development for the **proposed** partial change of use of a dwelling (Use Class C3) to a mixed use consisting of commercial office space (Use Class E(g)(i)) and a short-term holiday let in association with a charity."

I am happy to agree to other revisions that you think are suitable.

It might be beneficial to provide some further clarity on the extent of the 'occasional' use of this holiday let for both the occupation of charity-related persons and the occupation of the dwelling for commercial letting uses, and how the commercial office use of the site is utilised.

Many thanks for your assistance, and kind regards,

Sullivan

Sullivan Archer

Planning Officer

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

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