

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

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Tony Deakin
117 Station Road
Kirby Muxloe
Leicester
LE9 2EP

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Notification

24 April 2026

Reference No.

26/00383/P3CMA

Particulars and location of development:

Notification to determine if prior approval is required for the change of use from a health (physiotherapy) clinic (Use Class E) to a 2 bedroom, single floor dwelling house (Use Class C3)

69 Mill Lane Newbold Verdon Leicester Leicestershire LE9 9PU

Information that the developer provided to the local planning authority:

- Proposed Floor Plan – received by the Local Planning Authority on 5.5.26
 - Site Location Plan – received by the Local Planning Authority on 5.5.26
 - Proposed Elevations – received by the Local Planning Authority on 24.4.26
 - Application Form – received by the Local Planning Authority on 24.4.26
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Part II - Particulars of decision

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 for prior approval with respect to the above proposal.

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

1. The proposed development fails to comply with the requirements of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the Local Planning Authority is not satisfied that the building has been in a qualifying use for a continuous period of at least two years prior to the application date. Evidence shows the lawful use only fell within Class E (commercial, business and service) from 24th July 2024, following permission 23/01112/FUL, and therefore the required two-year period of continuous use has not been met. As such, the proposal does not benefit from permitted development rights under Class MA and prior approval is refused.

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

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 19 June 2026