

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Mrs Helen Fisher
Frog Hall Farm
Crow Lane
Sheepy Magna
Atherstone
Leicestershire
CV9 3QX

Name and Address of Agent (if any)

Andrew Large Surveyors Ltd
The Estate Office
Staunton Harold Hall
Melbourne Road
Ashby de la Zouch
LE65 1RT

Part I - Particulars of Application

Date of Notification	Reference No.
20 May 2025	25/00506/P3CQ

Particulars and location of development :

Notification to determine if Prior Approval is required for the change of use of one agricultural building to 3 dwellinghouses (Class C3)

Frog Hall Farm Crow Lane Sheepy Magna Atherstone Leicestershire

Information that the developer provided to the local planning authority:

- | | |
|--|-------------------------|
| • Application Form | (submitted: 20.05.2025) |
| • Ecological Survey | (submitted: 20.05.2025) |
| • Existing Elevations (2568 0013A) | (submitted: 20.05.2025) |
| • Existing Floor & Roof Plans (2568 0012A) | (submitted: 20.05.2025) |
| • Existing Site Plan (2568 001A) | (submitted: 20.05.2025) |
| • Planning Statement | (submitted: 20.05.2025) |
| • Proposed Elevations (2568 1104B) | (submitted: 20.05.2025) |
| • Proposed Floor Plans (2568 1101C) | (submitted: 20.05.2025) |
| • Proposed Roof Plan (2568 1103B) | (submitted: 20.05.2025) |
| • Proposed Site Plan (2568 1101C) | (submitted: 20.05.2025) |
| • Site Location Plan (2568 1100C) | (submitted: 20.05.2025) |
| • Supplementary Form | (submitted: 20.05.2025) |
| • Structural Report | (submitted: 20.05.2025) |

Part II - Particulars of decision

I write further to your recent application under Class Q 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 Applicant has failed to demonstrate that the proposal benefits from permitted development rights and that the proposal represents a conversion of an existing structure. Therefore, the proposal does not comply with the limitations of Paragraph Q.1(i)(i) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015) (pre-21 May 2024).

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

A handwritten signature in grey ink that reads "C. Brown".

Christopher Brown MRTPI
Head of Planning

Date : 14 July 2025