

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 D Vann
12 Ormes Lane
Ratcliffe Culey
CV9 3PB

Name and Address of Agent (if any)

John Pearson
JDP Architects
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

Part I - Particulars of Application**Date of Notification**

24 January 2024

Reference No.

23/01080/P3CQ

Particulars and location of development:

Change of use of agricultural building to single dwelling

Red House Farm, 39 Main Road, Ratcliffe Culey, Atherstone, Leicestershire, CV9 3NY

Information that the developer provided to the local planning authority:

Site Location Plan – 2305/24 – received 14/11/2023.

Proposed Elevations – 2305/23A - received 14/11/2023.

Proposed Floor Plans – 2305/22A – received 14/11/2023.

Structural Report – SLP Consultants – received 04/01/2024.

Structural Report Photographs – received 14/11/2023.

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 (as amended) for prior approval with respect to the above proposal.

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

1. It is considered that the proposed works required to the building would amount to significant rebuilding and would therefore go beyond what is reasonable and necessary to facilitate the conversion as a use for Class C3 purposes. The required work would be tantamount to a new build rather than a conversion of an existing building.

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.



Christopher Brown MRTPI
Planning Manager (Development Management)

Date: 25 January 2024

