

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 (as amended)

PRIOR APPROVAL REQUIRED AND GRANTED

Name and Address of Applicant

Tony Deakin
117 Station Road
Kirby Muxloe
Leicester
LE9 2EP

Name and Address of Agent (if any)

Particulars of Application

Date of Notification	Reference No.
3 August 2026	26/00698/P3CMA

Particulars and location of development :

Notification to determine if prior approval is required for the change of use of a physiotherapy clinic to a single detached 2 bedroom dwelling.

69 Mill Lane Newbold Verdon Leicester Leicestershire LE9 9PU

Information that the developer provided to the local planning authority:

- Proposed Elevations – received by the LPA on 11/08/26
- Proposed Floor Plan – received by the LPA on 11/08/26
- Proposed Site Location Plan – received by the LPA on 11/08/26
- Application Form – received by the LPA on 03/08/26

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 required and granted subject to the following condition/s:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Proposed Elevations – received by the LPA on 11/08/26
 - Proposed Floor Plan – received by the LPA on 11/08/26
 - Proposed Site Location Plan – received by the LPA on 11/08/26
 - Application Form – received by the LPA on 03/08/26

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

IT IS EXTREMELY IMPORTANT THAT YOU READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:

NOTES TO APPLICANT :-

1. Notwithstanding the approved plans, this approval does not give you approval for any building operations which cannot fall within the provisions of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Separate planning approval must be granted for such development.

2. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
3. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
4. Adequate provision for waste and recycling storage of should be considered which addresses accessibility to storage facilities and provide adequate space at the adopted highway boundary to store and service wheeled containers.
5. According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 1 October 2026