

Hinckley & Bosworth Borough Council

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL IS REFUSED

Name and Address of Applicant

James Igoe
C/o Agent

Name and Address of Agent (if any)

Mr David Wood
Stansgate Planning
4 The Courtyard
Timothy's Bridge Road
Stratford Upon Avon
CV37 9NP

Part I - Particulars of Application

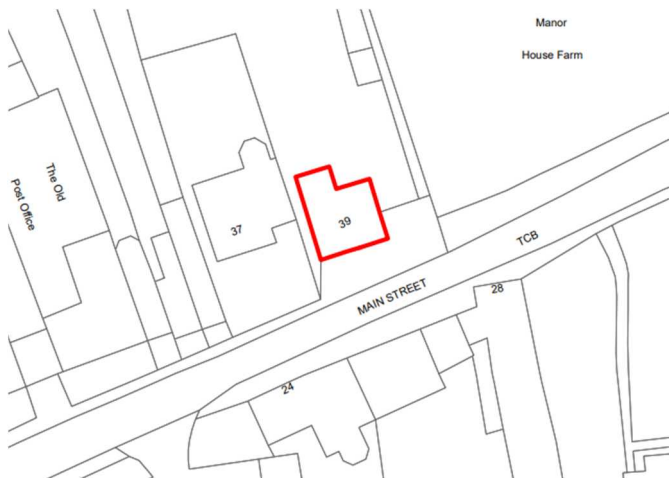
Date of Notification	Reference No.
26 March 2025	25/00326/DGDO

Particulars and location of development:

Prior notification for the demolition of existing building

39 Main Street Carlton Nuneaton Leicestershire CV1

(As shown edged red on the plan below)



Information that the developer provided to the Local Planning Authority:

- Application Form (submitted: 26.03.2025)
- Bat Survey (submitted: 26.03.2025)
- Cover Letter to Application (submitted: 26.03.2025)
- Demolition Notice (submitted: 26.03.2025)
- Prior Approval for Demolition Site Notice (submitted: 26.03.2025)

Part II - Particulars of decision:

I write further to your recent application under Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 to determine if prior approval is required for the demolition of the above dwelling.

It is hereby confirmed that **prior approval is refused.**

An Article 4 Direction has been put in place on the property at 39 Main Street, Carlton by the Local Planning Authority that removed Permitted Development Rights under Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 from the property that would have enabled its demolition. As a result, the proposed demolition cannot be undertaken via Permitted Development Rights and planning permission is required in these site-specific circumstances. Therefore, prior approval for the demolition of the property at 39 Main Street, Carlton is refused.

The proposed works cannot therefore take place under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the application for prior notification is refused.



Christopher Brown MRTPI
Head of Planning

Date : 17 April 2025