

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

Synergy Asset Management Limited
3 Oswin Road
Leicester
LE3 1HR

Name and Address of Agent (if any)

Mr Dennis Dziko
Volta Designs
71-75 Shelton Street
Covent Garden
London
WC2H 9JQ

Particulars of Application

Date of Notification	Reference No.
23 September 2025	25/00905/P3CMA

Particulars and location of development :

Notification to determine if prior approval is required for the change of use of a commercial building to 4 self-contained residential flats

J Dawes And Son 16 King Street Barwell Leicester Leicestershire

Information that the developer provided to the Local Planning Authority:

- Amended Floor Plans and Elevations (submitted: 13.11.2025)
- Application Form (submitted: 23.09.2025)
- Parking Survey (submitted: 16.10.2025)
- Site Location Plan, Proposed Site Plan, Drg No. VD24732 (submitted: 23.09.2025)

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 conditions:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Amended Floor Plans and Elevations (submitted: 13.11.2025)
- Site Location Plan, Proposed Site Plan, Drg No. VD24732 (submitted: 23.09.2025)

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).

2. Prior to the commencement of development, a Construction Traffic Management Plan, including, as a minimum, details of the routing of construction traffic, vehicle parking facilities for site workers and visitors, loading and unloading of materials, materials storage and a timetable for their provision, shall be submitted to, and approved in writing by, the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area in accordance with the National Planning Policy Framework (2024).

3. Prior to the commencement of development, a scheme for protecting the proposed flats from noise from adjacent commercial operations shall be submitted to, and approved by, the Local Planning Authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Reason: To protect the residential amenities of the future occupiers of the development hereby permitted from unsatisfactory noise and disturbance in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development hereby permitted shall not be occupied until such time as details of the secure and under cover cycle parking have submitted to, and approved by, the Local Planning Authority. The agreed cycle parking provision shall then be implemented prior to any of the permitted dwellings are first occupied and thereafter, the onsite cycle parking provision shall be kept available for such use in perpetuity.

Reason: To promote travel by sustainable modes in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

5. The development must keep the living and kitchens of Flat 2 and Flat 5 undivided from their respective bedrooms in perpetuity.

Reason: To ensure that an adequate provision of natural daylight is provided all habitable rooms within the development in accordance with Paragraph MA.2.2(f) of the of Class MA of Part 3 of Schedule 2 of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

NOTES TO APPLICANT :-

1. 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.



Christopher Brown MRTPI

Head of Planning

Date : 12 December 2025