
From: Georgina Stretton <georgina@elegancearchitecture.co.uk>
Sent: 05 March 2025 13:16
To: Sullivan Archer
Subject: Re: 25/00089/P3CQ: Clares Barn Farm, 26 Sheepy Road, Twycross

Dear Sullivan,

Apologies I haven't got round to informing you yet.
As of last week due unknown activity taking place and various other issues I have resigned from this project. Therefore I no longer have any involvement.
Mrs Hughes will hopefully respond to you.

Kind Regards,

Georgina Stretton

Sent from my iPhone

On 5 Mar 2025, at 09:30, Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk> wrote:

Good morning, Georgina,

I hope you're well.

I'm touching base to confirm if the Applicant is looking to withdraw their current prior approval application 25/00089/P3CQ at Clares Barn Farm, 26 Sheepy Road, Twycross, following our conversation on 25 February 2025?

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

<image001.jpg>

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From: Sullivan Archer
Sent: 25 February 2025 14:48
To: 'Georgina Stretton' <georgina@elegancearchitecture.co.uk>
Cc: office@hughesfarming.co.uk
Subject: RE: 25/00089/P3CQ: Clares Barn Farm, 26 Sheepy Road, Twycross

Hi Georgina,

No problem at all.

Should a full planning application be refused, the Applicant could consider appealing the Council's decision.

I hope this helps, and kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

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From: Georgina Stretton <georgina@elegancearchitecture.co.uk>
Sent: 25 February 2025 14:43
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Cc: office@hughesfarming.co.uk
Subject: RE: 25/00089/P3CQ: Clares Barn Farm, 26 Sheepy Road, Twycross

Dear Sullivan,

Thank you for providing this information it is greatly appreciated.

I will take a good look at this.

As you have stated if the conversion is deemed not to comply where would that leave my client in terms of converting the existing barn?

Thank you in advance.

Kind Regards,

Georgina

<image005.jpg>

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: 25 February 2025 14:29
To: Georgina Stretton <georgina@elegancearchitecture.co.uk>
Cc: office@hughesfarming.co.uk
Subject: RE: 25/00089/P3CQ: Clares Barn Farm, 26 Sheepy Road, Twycross

Good afternoon, Georgina,

Thanks for getting back to me so promptly.

My informal recommendation would be to submit a full planning application for the conversion of agricultural barn into a residential property. It would be beneficial to refer to the requirements of [Policy DM15 of the adopted Site Allocations and Development Management Policies Development Plan Document \(p. 205\)](#) , which sets out the criteria for schemes involving the conversion of redundant or disused buildings.

Importantly, Policy DM15(b) of the SADMP states that it should be adequately demonstrated that the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration. In my informal professional opinion, I have concerns that the structure in its current condition wouldn't comply with this requirement.

I hope this helps, and please let me know how you'd like to proceed.

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

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From: Georgina Stretton <georgina@elegancearchitecture.co.uk>
Sent: 25 February 2025 14:17
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Cc: office@hughesfarming.co.uk

Subject: RE: 25/00089/P3CQ: Clares Barn Farm, 26 Sheepy Road, Twycross

Dear Sullivan,

Thank you for your e-mail.

Thank you for informing me of this. This application was a replica of the original application approved in June 2022. This project was sadly put on hold due to the death of Mr Hughes. This new application was submitted to merely extend the completion date of 3 years completion from the approval. Work had to commence on site in January 2025 prior to this application due to issues with the structural stability of the roof.

This project will not be completed within the 3 year time frame hence why the application has been re submitted.

Are you please able to advise how we are able to move forward with this project if the planning completion date will lapse before the project is completed.

Thank you in advance.

Kind Regards,

<image010.jpg>

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Sent: 25 February 2025 13:57

To: Georgina Stretton <georgina@elegancearchitecture.co.uk>

Subject: 25/00089/P3CQ: Clares Barn Farm, 26 Sheepy Road, Twycross

Good afternoon, Georgina,

I hope you're well.

I'm just getting in touch in relation to your prior approval application 25/00089/P3CQ at Clares Barn Farm, Sheepy Road, Twycross. I have been to the application site and I note that works have already commenced on site in relation to this proposal.

I'm afraid that the proposal is therefore not eligible for consideration within the limitations of Class Q.2(1) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (pre-21 May 2024) as prior approval must be sought before commencing the development.

Please confirm if you would like to withdraw your application.

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

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Hinckley & Bosworth Borough Council







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Director

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