

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

Mr John Knott
The Gate House
Cadeby Lane
CV13 0BA

Name and Address of Agent (if any)

Mrs Lizzie Beresford
Marrons
1 Colton Square
Leicester
LE1 1QH

Part I - Particulars of Application

Date of Notification	Reference No.
24 April 2025	25/00380/P3CQ

Particulars and location of development :

Notification to determine if Prior Approval is required for the change of use of an agricultural building to a dwellinghouse (Class C3)

Land South Of Bosworth Road Bull In The Oak Cadeby Leicestershire

Information that the developer provided to the local planning authority:

- Application Form (submitted 08.04.2025)
- Planning Statement Final (submitted 08.04.2025)
- Structural Inspection (submitted 08.04.2025)
- Site Location Drg No: 24-64-PL01A (submitted 08.04.2025)
- Topographic Site Survey (submitted 08.04.2025)
- Agricultural Unit Plan Drg No: 24-64-PL04-B (submitted 08.04.2025)
- Existing – Barn 1 Drg No: 24-64-01 (submitted 08.04.2025)
- Existing Elevations and Floor Plans Drg No: 24-64-01A (submitted 24.04.2025)
- Proposed Site Plan Drg No: 24-64-PL02A (submitted 08.04.2025)
- Proposed Plans and Elevations Drg No: PL03B (submitted 08.04.2025)

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 for prior approval with respect to the above proposal.

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

1. The Applicant has failed to demonstrate that the application site formed part of an established agricultural unit on the relevant dates. Therefore, insufficient information has been provided to demonstrate that the development would comply with criteria Q.1(a) and Q.1(b) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The Applicant has failed to demonstrate that the proposal benefits from permitted development rights by way of being a conversion of the building rather than a rebuild. Consequently, it is the opinion of the Local Planning Authority that the works required to the building would be of such magnitude that they would go beyond what might sensibly or reasonably be described as a conversion. The proposal therefore does not comply with the limitations of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
3. The Applicant has failed to demonstrate that the scheme is capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it. Therefore, insufficient information has been

provided to demonstrate that the development would comply with criteria Q.1(o) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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.

A handwritten signature in black ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning

Date : 19 June 2025