

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 Christopher McManus
Cold Comfort Farm
Cold Comfort Farm
Rogues Lane
Hinckley
LE10 3DX
United Kingdom

Name and Address of Agent (if any)

Mr Joseph White
HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
LE13 0PB
United Kingdom

Part I - Particulars of Application

Date of Notification	Reference No.
18 October 2023	23/01012/P3CQ

Particulars and location of development :

Change of use of agricultural steel framed barn into a single dwellinghouse (C3)

Pond Barn Cold Comfort Farm Rogues Lane Hinckley Leicestershire

Information that the developer provided to the local planning authority:

- Application Form (submitted: 18.10.2023)
- Existing Plan and Elevations – Drg No. 3933-01-A (submitted: 18.10.2023)
- Preliminary Ecological Appraisal (submitted: 18.10.2023)
- Proposed Elevations – Drg No. 8895-03 – 0200 (submitted: 18.10.2023)
- Proposed First Floor Plan – Drg No. 8895-03 – 0101 (submitted: 18.10.2023)
- Proposed Ground Floor Plan – Drg No. 8895-03 – 0100 (submitted: 18.10.2023)
- Proposed Roof Plan – Drg No. 8895-03 – 0200 (submitted: 18.10.2023)
- Proposed Site Layout – Drg No. 8895-03 – 0002(submitted: 18.10.2023)
- Site Location Plan Drg No. 8895-03 – 0001 (submitted: 18.10.2023)

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 development is not considered to consist of a change of use of a building and the land within its curtilage from an agricultural use, nor is it considered to be within an established agricultural unit. Therefore, the development is not considered to benefit from Permitted Development Rights and is contrary to 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.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 13 December 2023