Hinckley & Bosworth Borough Council

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Hinckley
Leics
LE10 0FR

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Barn at Shaw House Farm

Address Line 1

Orton Lane

Address Line 2

Orton-on-the-Hill

Address Line 3

Town/city

Atherstone

Postcode

CV9 3NW

Description of site location must be completed if postcode is not known:

Easting (x)

430939

Northing (y)

304200

Description

Applicant Details

Name/Company

Title

First name

Jack Hemmings and

Surname

Laura Brown

Company Name

Address

Address line 1

[redacted]

Address line 2

[redacted]

Address line 3

Town/City

[redacted]

County

[redacted]

Country

United Kingdom

Postcode

[redacted]

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Lizzie

Surname

Beresford

Company Name

LB Planning

Address

Address line 1

Office 5

Address line 2

The Forest Rock Offices

Address line 3

Leicester Road

Town/City

Whitwick

County

Country

GB

Postcode

LE67 5GQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Is the site currently part of an established agricultural unit?

- [x] Yes
- [ ] No

Was the site part of an established agricultural unit on 24 July 2023?

- [x] Yes
- [ ] No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit during the 10 year period before development begins?

- [ ] Yes
- [x] No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point, other than:
• as a result of any permitted extension to the building under this permitted development right; or
• by more than 0.2 metres as a result of any permitted building work or other operations under this permitted development right.

- [ ] Yes
- [x] No

Will any proposed extension:
• be more than 1 storey;
• be sited anywhere other than the rear of existing building;
• extend beyond the rear wall of existing building by more than 4 metres;
• extend beyond side or principal elevations of the existing building;
• create eaves higher than the height of the current building's eaves;
• be higher than the highest part of the roof of the existing building, or exceed 4 metres in height;
• be on land that is not already covered by a hard surface, with that hard surface having existed on or before 24th July 2023 or, where the hard surface was provided after 24th July 2023, has been in place for at least 10 years before development begins.

- [ ] Yes
- [x] No / No extension proposed

Does the new building have suitable access to a public highway?

- [x] Yes
- [ ] No

Is the existing building (including any permitted building work or other operations, but excluding any proposed extension), capable of complying with the nationally described space standard?

- [x] Yes
- [ ] No

NOTE: Please note: Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the nationally described space standard.

Is any part of the land, site or building:
• in a conservation area;
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site;
• in a site of special scientific interest;
• in a safety hazard area;
• in a military explosives storage area;
• a scheduled monument (or the site contains one);
• a listed building (or within the curtilage of a listed building)

- [ ] Yes
- [x] No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

- [ ] Yes
- [x] No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

- [ ] Yes
- [x] No

Dwellinghouses and floor space

To be eligible for this permitted development right, the number and size of dwellinghouses developed has to be within the limits set by legislation. This includes any dwellinghouses that were previously developed under this permitted development right.

- No more than a total of 10 dwellinghouses can be developed;
- The floorspace of any single dwellinghouse developed cannot exceed 150 square metres;
- The cumulative floor space of all the dwellinghouses developed cannot exceed 1,000 square metres.

What will be the net increase in dwellinghouses?

1

NOTE: This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Would the floorspace of any of the proposed dwellinghouses exceed 150 square metres?

◯ Yes
⊘ No

Previous development

How many dwellinghouses have previously been created under this permitted development right on this established/former agricultural unit?

0

Cumulative floor space

What would be the total combined floor space (previously and in this proposal) changed to Dwellinghouses under this permitted development right on this established/former agricultural unit?

117.7	Square metres

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s)

The proposal involves the change of use and conversion of an existing agricultural building at Shaw House Farm Barns, Orton Lane, Orton-on-the-Hill, to a single-storey, four-bedroom dwellinghouse (Use Class C3) under Class Q.

The building is situated off Orton Lane, within an existing group of agricultural buildings towards the southern end of the wider Shaw House Farm agricultural holding, close to the settlement edge of Orton-on-the-Hill. It benefits from an established access from Orton Lane, which will be retained.

The conversion will retain the existing steel frame, roof covering, external cladding and principal structural elements. Works will comprise localised repairs, new windows and doors, internal alterations, insulation and the installation of services necessary for residential occupation. The proposal will remain within the existing building envelope, with no extension or rebuilding proposed. A domestic curtilage of 117sqm is identified separately on the proposed site plan.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Adequate natural light will be provided to all habitable rooms through the proposed windows and glazed entrance arrangement, as shown on drawing 26 105 02C.

The proposed layout provides natural light to the open-plan living, kitchen and dining area and all four bedrooms. The windows have been positioned to provide appropriate daylight while minimising alterations to the existing agricultural building and retaining its external appearance.

Will the building(s) be extended as part of the proposed development

◯ Yes
⊘ No

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:
• the installation or replacement of windows, doors, roofs, or exterior walls;
• the installation or replacement of water, drainage, electricity, gas or other services;
• partial demolition to the extent reasonably necessary to carry out the works listed above.

☑ Yes
○ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

Yes. Building operations are required to facilitate the conversion, including the installation of windows, doors, drainage and other services reasonably necessary for residential use. The existing steel frame, roof covering and external cladding will be retained, with localised repairs and internal alterations undertaken as necessary.

The proposed works are detailed in the Diamond Wood & Shaw Class Q Structural Inspection, Issue 5, dated 16 October 2026, including Appendix B, Schedule of Works.

Please provide details of any transport and highways impacts and how these will be mitigated:

The proposal will utilise the existing vehicular access from Orton Lane, with no new access or associated highway works proposed. The conversion to a single dwellinghouse will generate a limited number of vehicle movements and is not expected to have any significant impact on the local highway network.

The Council's assessment of the previous application confirmed that the existing access was suitable to serve the proposed dwelling and that appropriate parking could be accommodated. No unacceptable transport or highway safety impacts are therefore anticipated.

Please provide details of any noise impacts and how these will be mitigated:

The proposal involves the conversion of an existing agricultural building to a single dwellinghouse and is not expected to generate any significant noise impacts on neighbouring properties.

The building is located close to existing residential development, and the conversion will incorporate appropriate insulation and construction measures to provide suitable internal living conditions. No unacceptable noise impacts are anticipated. Noise was not identified as a concern in the Council's assessment of the previous application.

Please provide details of any contamination risks and how these will be mitigated:

The site has a longstanding agricultural history, as demonstrated by the accompanying Agricultural Unit and Class Q Evidence Pack. No specific contamination concerns were identified as reasons for refusal of the previous application.

The conversion will retain the existing building and incorporate appropriate floor construction and damp-proofing measures. Should any unexpected contamination be encountered during the works, it will be investigated and addressed appropriately before development proceeds in the affected area. The proposal is not expected to give rise to unacceptable contamination risks.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The application site is located within Flood Zone 1, which represents a low probability of flooding from rivers and the sea. The Council's assessment of the previous application did not identify flood risk as a concern.

The proposed conversion will remain within the existing building footprint, with no extension or additional building footprint proposed. Appropriate drainage arrangements will be incorporated as part of the conversion to manage surface water and foul drainage. The proposal is therefore not expected to increase flood risk on the site or elsewhere.

Declaration

I/We hereby apply for Prior Approval: Change of use - agricultural (or former agricultural) buildings to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Lizzie Beresford

Date

21/10/2026