

# Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

**Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015  
(as amended)**

## **PRIOR APPROVAL REQUIRED AND GRANTED**

### **Name and Address of Applicant**

B And V Sutton  
Sycamore Farm  
Main Street  
Barton in the Beans  
nuneaton  
CV13 0DJ

### **Name and Address of Agent (if any)**

Richard Newey  
Brown & Co  
12 Main Street  
Barton In The Beans  
Nuneaton  
CV13 0DJ

## **Particulars of Application**

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### **Date of Notification**

3 January 2024

### **Reference No.**

24/00005/P3CR

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### **Particulars and location of development :**

Change of use from agricultural storage to warehouse (Class B8)

**Buildings Rear Of Sycamore Farm 29 Main Street Barton In The Beans Nuneaton**

### **Information that the developer provided to the local planning authority:**

- Application Form
- Site Location Plan
- Block Plan
- Access Plan
- Parking Plan

I write further to your recent application under Class R 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.**

**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 [buildingcontrol@hinckley-bosworth.gov.uk](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.
2. Development is permitted by Class R subject to the following conditions—
  - (d) a site which has changed use under Class R may, subject to paragraph R.3, subsequently change use to another use falling within one of the use classes comprising the flexible use;
  - (e) for the purposes of the Use Classes Order and this Order, after a site has changed use under Class R the site is to be treated as having a sui generis use;
  - (f) after a site has changed use under Class R, the planning permissions granted by Class G Class E of Part 7 of this Schedule apply to the building, subject to the following modifications—

- (iii) "curtilage" has the meaning given in paragraph X (interpretation) of this Part;
  - (iv) any reference to "office building" is to be read as a reference to the building which has changed use under Class R.
3. Subject to sub-paragraph (3), development under Class R of the type described in paragraph R.3(1)(b) must begin within a period of 3 years starting with the prior approval date.
  4. Where, in relation to a particular development under Class R of the type described in paragraph R.3(1)(b), planning permission is granted on an application in respect of associated operational development before the end of the period referred to in sub-paragraph (2), then development under Class R must begin within the period of 3 years starting with the date that planning permission is granted.
  5. For the purposes of sub-paragraph (3), "associated operational development" means building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class R

Date : 13 March 2024



Christopher Brown MRTPI  
**Head of Planning**