

**16a Regent Street
Barwell
Leicestershire
LE9 8GX**

Lawful development certificate for a C3(b) Use of a dwellinghouse.

Planning Statement

December 2024

Client:

Mr Nikki and Peter Cooke

Lawful development certificate for a C3(b) Use of a dwellinghouse.

Planning Statement

Address:

16a Regent Street
Barwell
LE9 8GX

A planning statement prepared by:



Nathan Millin MA MRTPI – Chartered Town Planner
Carter-Smith Planning Consultants

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Carter-Smith Planning Consultants
1st Floor, Hepscott House
MORPETH
Northumberland NE61 6JT
Telephone: +44 771 896 7722
Email: tony@cartersmithplanning.com



Carter-Smith
Planning Consultants

1.0 Introduction

1.1 This statement has been prepared on behalf of Mr Peter Cooke (the applicant) to accompany an application for a lawful development certificate for a C3(b) Use of a dwellinghouse. at 16a Regent Street, Barwell, LE9 8GX.

1.2 The purpose of this statement is to seek the Council's (Leicestershire County Council) confirmation that the works are immune from enforcement action.

1.3 This application seeks: Certificate of lawfulness for the dwelling house to be used as a C3(b) use.

Accompanying Submission

1.4 The planning application is accompanied by the following documentation:

- Application Form;
- Site Location Plan
- Planning Statement (this document)

2.0 Site Description

2.1 The site at 16a Regent Street, Barwell, LE9 8GX is located within the established settlement boundary of Barwell, a village in the Hinckley and Bosworth Borough of Leicestershire. Regent Street serves as one of the village's primary roads, characterized by a mix of residential and commercial uses, reflecting its historic development as a central thoroughfare.

2.2 The property is situated within a predominantly residential area, though there are intermittent retail and service-based uses nearby, contributing to a varied and active streetscape. Surrounding properties generally consist of traditional two-story terraced and semi-detached dwellings, with some newer developments and commercial premises interspersed.

2.3 The site itself comprises a modestly sized plot with a two-story 3 bedroom building, which has a pitched roof and brick façade, in keeping with the character of the local area. It is accessible from Regent Street and benefits from existing pedestrian and vehicular access provisions. The site is bounded by neighboring properties to the north and south, with a small rear garden or yard area enclosed by fencing or similar boundary treatments.

2.4 Public transport links are available nearby, with bus routes serving Regent Street and connecting to surrounding towns such as Hinckley. Local amenities, including shops, schools, and community facilities, are within walking distance, making the site well-connected and sustainable.

2.5 The site does not fall within a conservation area, and there are no listed buildings directly adjacent, though it is recognized that any development must respect the overall character and appearance of the wide area.

3.0 Technical Appraisal

3.1 Use of the Property

The property will retain its use as a dwelling house (Class C3). Specifically, it is proposed to operate as an Ofsted-registered children's home for two young persons, supported by four staff members on a 2:1 staffing ratio at all times. This arrangement falls under Class C3(b), which permits up to six people living together as a single household while receiving care. Examples include supported housing schemes for individuals with learning disabilities or mental health needs. As the material use of the property will remain unchanged, it is considered that a Lawful Development Certificate would be more appropriate than an application for full planning permission for change of use.

3.2 Property Safety and Refurbishment

The property will undergo refurbishment and be subject to multiple safety checks to ensure it poses no risk to residents or neighboring properties. These measures include:

- Fire risk assessments
- Health and safety assessments
- Asbestos surveys
- Legionella risk assessments
- Portable Appliance Testing (PAT)
- Electrical insulation testing
- Confirmation of suitability as a sole-placement residence

3.3 Staffing and Operation

The children's home will maintain a 2:1 staffing ratio, with qualified staff available 24/7, including waking night shifts. A consistent core staff team will provide stability and foster strong relationships within the home, while also ensuring familiarity with the local area, community, and neighbors. Staffing levels will prevent overcrowding, and the property offers sufficient parking with both a driveway and garage. With only one young person residing in the home, the use aligns with the character of the surrounding neighborhood, akin to typical family households.

3.4 Support and Daily Life

The young persons will benefit from a highly structured routine and tailored support within the home. This support will encompass access to community resources and activities, as well as opportunities to meet their emotional, social, creative, and sensory needs.

3.5 Educational Stability

The young persons will attend school, ensuring a consistent and predictable routine comparable to that of any other school-aged child. They will continue to reside in the home until the age of 18, supported by a familiar and stable staff team, fostering a sense of security and continuity in their care.

3.6 Community Benefits and Oversight

The operation of the home offers several assurances to the local community, including strict adherence to quality assurance standards, compliance with legislation, and routine monitoring. Oversight will be conducted by the management team, external consultants, the local authority, and the regulatory body, providing additional layers of accountability and reassurance to neighbors.

4.0 Conclusions

4.1 Continuity of C3 Use

The property will remain within the C3 use class, continuing to serve as a residential dwelling for a single household. This will now be operated as Class C3(b, which) is a subcategory of the C3 Use Class under the Town and Country Planning (Use Classes) Order 1987 (as amended). It pertains to residential dwellings but with a specific focus on providing care.

4.2 Preservation of Residential Character

The proposal does not involve any conversion or repurposing of the property into other use classes such as commercial, industrial, or institutional uses. It will retain its status as a typical home environment, accommodating individuals or small groups as permitted under C3 subcategories (C3(a), C3(b), or C3(c)).

4.3 Support from the Local Planning Authority

Given that the use remains consistent with Class C3(b) and that no material change of use is proposed, the Local Planning Authority is respectfully invited to issue a Certificate of Lawful Use in support of this application.