

Design, Access & Planning Statement.

Conversion of an existing agricultural building into two C3 residential dwellings, The Elms Farm, Dadlington Lane, Stapleton, Leicestershire, LE9 8JL (Retrospective).

October 2026

© Simon Cheshire Planning Ltd
Email: plot64@talktalk.net

Introduction

Conversion of an existing agricultural building into two C3 residential dwellings, The Elms Farm, Dadlington Lane, Stapleton, Leicestershire, LE9 8JL (Retrospective).

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Core Strategy (2009):

- Policy 16: Housing Density, Mix and Design

Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (Aug 2026)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Principle and other material planning considerations.

The Written Ministerial Statement Planning for Growth and Laying the Foundations emphasized the Government's approach to house building and the need to provide action to

build more houses and to boost economic growth. Although now superseded by the NPPG, it remains fully reinforced by the NPPF (2026) where the Government's aim remains to significantly boost the supply of housing.

The NPPF identifies three dimensions to sustainable development giving rise for the planning system to perform the roles below:

- a. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c. An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

Furthermore, LP policy should follow the approach of the presumption in favour of sustainable development where such development should be supported when weighing all of the provisions of the Framework (Aug 2026) as a complete document. The National Planning Policy Framework sets out the government's policies for plan-making and for making decisions on development proposals in England and is a material consideration of critical importance.

The Government is committed to ensuring the planning system should not act as an impediment to housing provision. All Local Authorities need to significantly boost the supply of housing irrespective of the status of the immediate 5 YHLS. Chapters 2 and 3 of the New NPPF set out general procedural policies for plan-making and decision-making. The subsequent chapters contain policies on thematic issues, separated in each case into policies for plan-making and those for decision-making. Taken together, the policies for decision-making (both procedural and thematic) comprise a set of national decision-making policies.

Local List Requirements & the NPPF (Aug 2026) DM2: Information requirements:

To ensure a clear and consistent approach to the information required to determine development proposals, local validation lists setting out the information required in support of an application for development should include the information specified in the relevant national decision-making policies (summarised in Annex C).

Local validation lists should only include additional information requirements if there is a policy in the development plan requiring a specific further assessment. Any such additional information requirements should not be applied equally to all applications but should be proportionate to the scale of development and its potential impact. Where appropriate, the requirements should clearly distinguish between what is required for major, medium and other types of development proposal.

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required before the grant of permission. If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Relevant Planning History

22/00061/P3CQ | Conversion of an existing agricultural building into two new residential dwellings: Deemed consent confirmed via HBBC letter dated 24th May 2022 (Appendix 1).

Current Policy Context post NPPF 17th August 2026

Currently the policies the LPA relies upon are contained within 2009 Core Strategy and the Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016).

Following the release of the NPPF (Aug 2026), the land is considered to fall under **S5: Principle of development outside settlements:**

“c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building²⁵. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;”

Amount, Layout & Design

The Framework seeks to protect communities from inappropriate development but not to curtail development where it accords with Local and National Plan policy. Planning policies and decisions should no longer attempt to impose architectural styles however it is proper to seek to promote or reinforce local distinctiveness.

Following the deemed consent confirmed via the submission of application 22/00061/P3CQ cited above and included in Appendix 1, the proposal fully complements the original built form and is wholly in accordance with **Policy L2: Making effective use of land that** states:

“1. Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:

b. Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings;”

Additionally, in recent years the LPA now accept that minor residential schemes (less than 9 units) carry similar weight or benefits to larger residential schemes especially when viewed cumulatively on an annual basis. Such windfall sites materially often make a significant contribution to the 5YHLS as demonstrated by the: **Windfall Study An assessment of the case for including windfall in the five year housing land supply (1 April 2020)** that states:

“A thorough analysis of completion data for the last ten years has shown that windfall makes a consistent contribution towards total completions and small site completions in Hinckley and Bosworth Borough; on average approximately 18% of the total completions were small windfall sites and approximately 76% of small site completions were windfall. The evidence presented in this report provides a strong case for the inclusion of windfall within the Council’s development trajectory and more specifically the five year housing land supply.”

The 2009 Core Strategy expires this December 2026 and sought to meet overall housing needs up to 2026 and the settlement boundaries were drawn up to accord with that plan period and not beyond it. Moreover, housing land supply is calculated across the whole of the Council’s area and is not based on any particular settlement.

The minimum housing target expressed in the CS over the plan period up to December 2026 will not be met and is exacerbated by the continuing shortfall in the 5YHLS, therefore it is inevitable and accepted by the Council, that permission for housing will need to be granted on unallocated and windfall sites. The LPA are currently working on a new Local Plan which will set out land allocations and planning policies for the period 2024 to 2045. The implication of this is that there will not be a strategic plan in place to lead development in HBBC for the foreseeable future, and more importantly there will be no plan led mechanism to rectify the existing 5YHLS shortfall.

NPPF Policy DP3: Key principles for well-designed places states:

“1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.”

On this basis, the proposal represents the type of organic, integrated and sustainable development that is appropriate within the local context as supported by the direction of travel in terms of the NPPF (2026) and emerging Local Plan policy.

Hard and Soft Landscaping

The parking and manoeuvring areas are formed from the extensive area of block paving that was laid in excess of 20 years ago, and in keeping with the agricultural setting, the residential curtilage is defined by established mature vegetation and screening and will be supplemented with the addition of stock fencing to define the private amenity space. The use of stock fencing can be conditioned accordingly, alongside the removal of the surplus storage containers that were used during the conversion phase of the two now completed family homes.

Access Parking & Sustainability

The existing access is utilised, and parking is accommodated on the existing large areas of block paving to meet the necessary requirements of each dwelling.

NPPF Policy TR3: Locating development in sustainable locations states:

“In rural areas, opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they exist and can be supported by the development proposed.”

Both National and Local policy continues to support new residential development in semi rural areas. In terms of access to certain services such as food shopping, whilst it is acknowledged that residents seeking to undertake their weekly shop at a supermarket will not be able to do so in the immediate vicinity of the site, weekly shops are less significant in terms of vehicle trips by virtue of their less frequent nature. The Framework also envisages that sustainable development is achievable in rural areas which means that the lack of a shop or supermarket in the immediate vicinity cannot of itself mean that a site is not a sustainable location for development.

The objective of ensuring “the fullest possible use” of sustainable transport does not mean rejecting development in rural areas on the grounds that towns and cities will always be better. Given the likely low levels of traffic associated with two dwellings, the environmental effects would be minimal and under the specific circumstances, the conflict with the principles under Policy TR3 would be limited.

Conclusion & Justification

Given the specific planning history of the site included in Appendix 1, the significant supporting policy considerations following the release of the revised NPPF on the 17th August 2026, combined the invitation by the LPA to submit the current application, it is considered the proposal represents sustainable development and can be supported as a minor windfall site that demonstrably and positively contributes to the LPA rolling 5YHLS in this respect.

Therefore, the presumption in favour of sustainable development applies in this instance and as such the proposal represents the type of organic, integrated and sustainable development that is appropriate within the local context and will regularise the use as two existing family homes, and by extension, is supported by the direction of travel in terms of Government policy post 17th August 2026, and emerging Local Plan policy due for adoption during 2027.

Appendix 1

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Direct Dial/Ext: 01455 238141
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 22/00061/P3CQ
Date: 24 May 2022

The Elms Farm
Dadlington Lane
Stapleton
Leicestershire
LE9 8JL

Dear Sir/Madam



**Hinckley & Bosworth
Borough Council**

DESCRIPTION : Conversion of an existing agricultural building into two new residential dwellings
LOCATION : The Elms Farm Dadlington Lane Stapleton Leicester Leicestershire

Please accept this letter in lieu of a formal decision notice. As the determination deadline of 56 days has now passed, along with the agreed extension of time I confirm that you now have deemed consent to carry out the proposed works within the scope of permitted development.

We will not be issuing a formal decision letter as the application was not determined.

Yours faithfully

C. Brown.

Christopher Brown MRTPI
Planning Manager (Development Management)



An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for 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.

1. Site Address

Number	
Suffix	
Property name	The Elms Farm
Address line 1	Dadlington Lane
Address line 2	
Address line 3	
Town/city	Stapleton
Postcode	LE9 8JL
Description of site location must be completed if postcode is not known:	
Easting (x)	443008
Northing (y)	298596

Description	
-------------	----------------------

2. Applicant Details

Title	Mr
First name	Richard
Surname	Andrews
Company name	
Address line 1	The Elms Farm
Address line 2	Dadlington Lane

2. Applicant Details

Address line 3	
Town/city	Stapleton
Country	
Postcode	LE9 8JL

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Mark
Surname	Geraghty
Company name	HSSP Architects Limited
Address line 1	Pera Business Park
Address line 2	Nottingham Road
Address line 3	
Town/city	Melton Mowbray
Country	United Kingdom
Postcode	LE13 0PB
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ 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 since 20 March 2013? ☐ Yes ☒ No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point? ☐ Yes ☒ No

4. Eligibility

Is any part of the land, site or building:

Yes

No

- 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)

5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

Yes

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

No

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

0

How many larger dwellinghouses will be created by this proposal?

2

What will be the net increase in dwellinghouses?
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.

2

Previous Development

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

0

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

0

TOTAL DWELLINGHOUSES

2

TOTAL LARGER DWELLINGHOUSES

2

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?
(Select 'No' if no larger dwellinghouses have been or will be created).

Yes

No

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The existing barn is located off Dadlington Lane, East of Stapleton, accessed off an existing tarmacadam driveway. The barn is sited approximately 400mm from the highway boundary set within an existing agricultural yard. A large glazed facade has been proposed on the western elevation to provide adequate natural day light to the principle living area, with new windows proposed on the remaining elevations to provide natural light to all rooms.

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

Yes

No

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.

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

7. Description of Proposed Works, Impacts and Risks

Please refer to the submitted Design and Access Statement.

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

The proposed two new dwellings will utilise the existing access off Dadlington Lane, which was designed to accommodate larger agricultural vehicles. We are happy that the proposed access and drive way would meet Leicestershire Highways current design guides.

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

The adjacent agricultural use is for storage only so no live stock will be present so there are no anticipated noise impacts associated with this application.

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

A phase one contamination report has been submitted with this application and no contamination was found to be present within the application site area.

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 site is not within a Flood Zone 2 or 3, and no drainage problems associated with the application site.

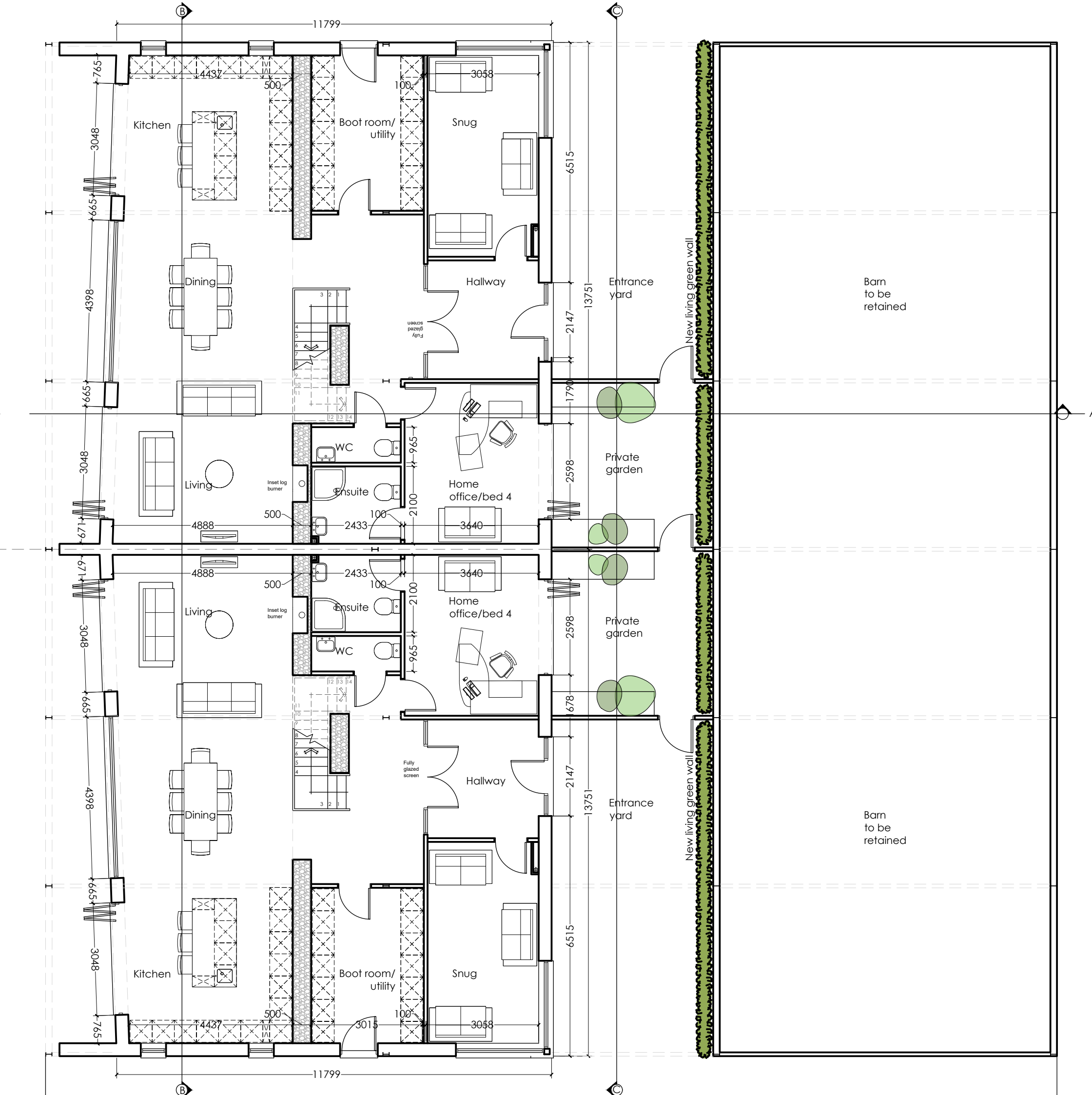
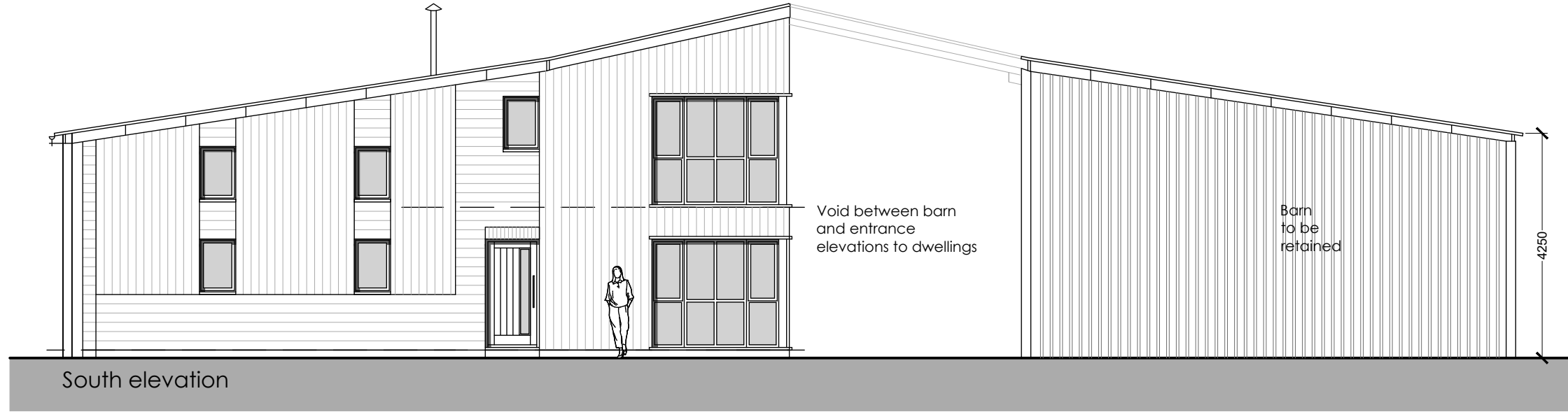
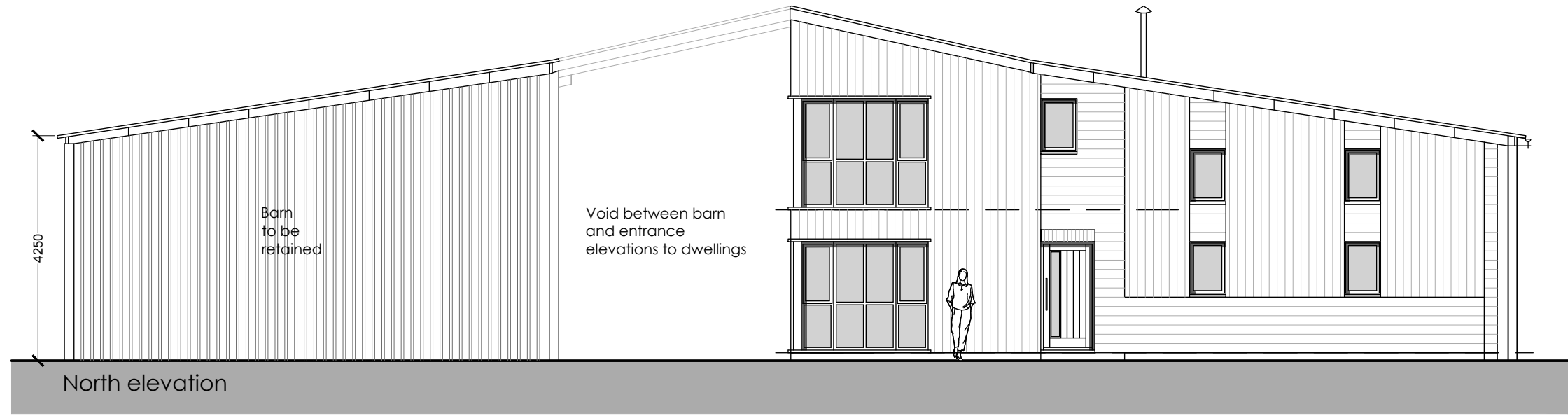
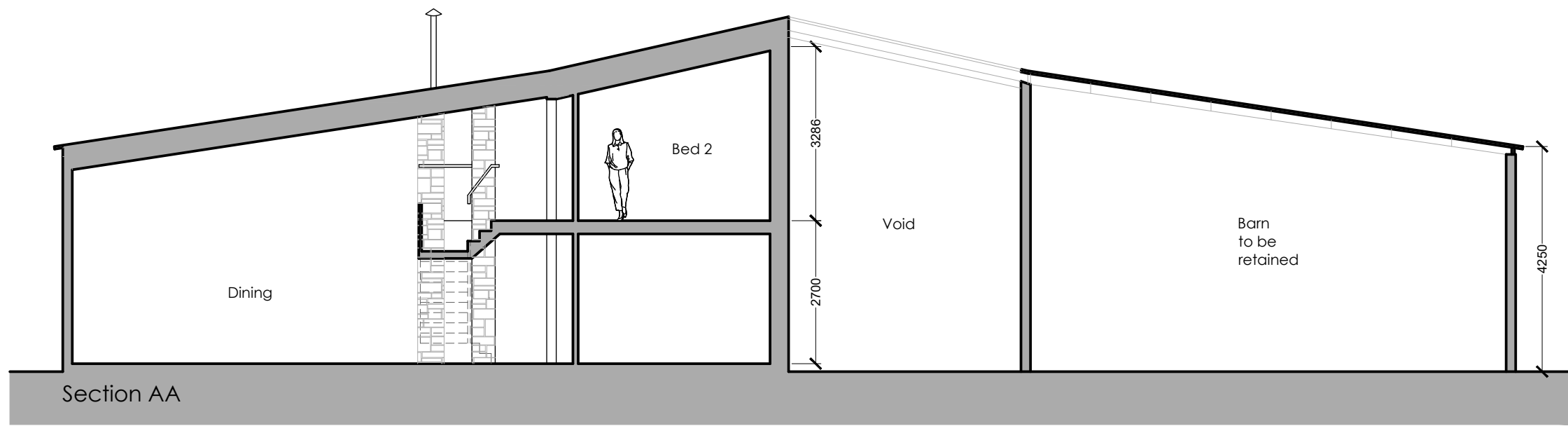
8. Declaration

I/we hereby apply for prior approval as described in this form 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. 

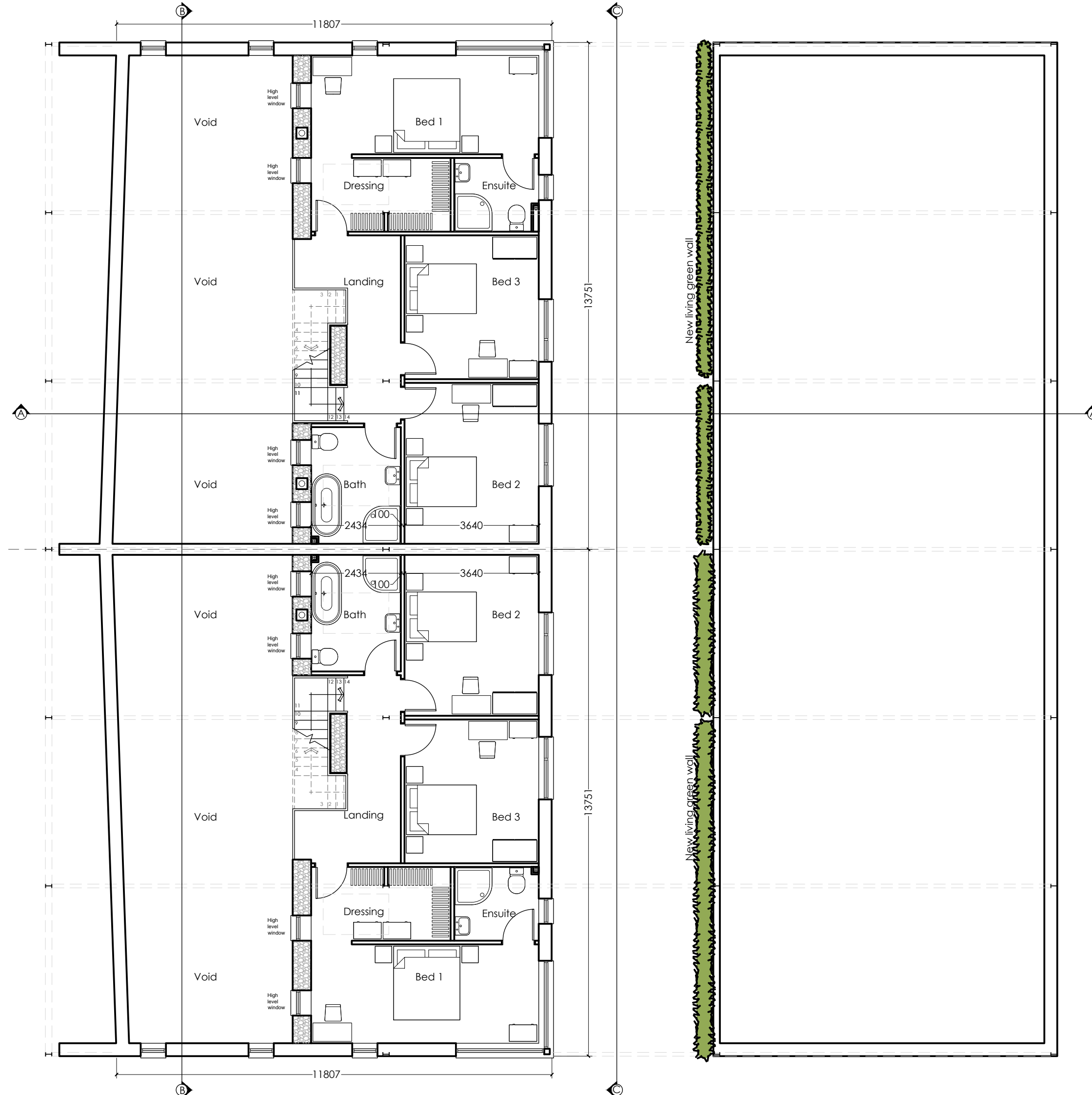
Date (cannot be pre-application)

21/01/2022

Barn Conversion - Plans & elevations



Ground floor plan 4 bed house
150.21 sq.m (1,616.85 sq.ft)



First floor plan 4 bed house
79.13 sq.m (851.75 sq.ft)

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E 220111 MG Flue & rooflights added
D 211126 MG Revisions to elevations
C 211125 MG Revisions to elevations
B 210927 MG Revisions following client meeting
A 210903 MG Revisions following client meeting

Revision Notes:
Drawing Status:

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hssp
architects

Pera Business Park, Nottingham Road
Melton Mowbray, LE13 0PB

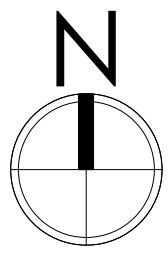
Telephone: 01664 563 288 Fax: 01664 563 360
E-Mail: info@hssparchitects.co.uk Web: www.hssparchitects.co.uk

Project:
Barn conversions at The Elms Farm,
Dadlington Lane, Stapleton,
Leicestershire, LE9 8JL.

Title:
Proposed plans & elevations

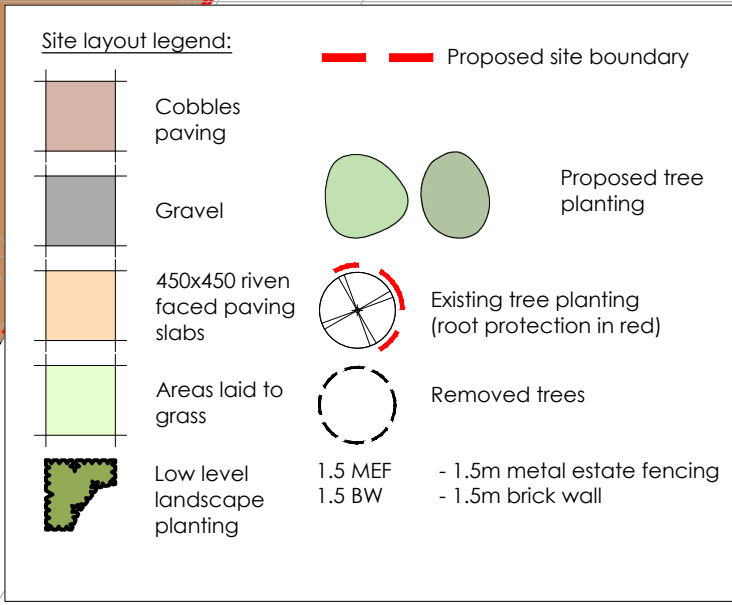
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Drawing No: 8462-03-01		Revision: E	

HSSP A1



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B 21125 MG Revisions following client comments
A 210903 MG Revisions following client meeting

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Drawing Status:

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architects

Pera Business Park, Nottingham Road
Melfon Mowbray, LE13 0PB

Telephone: 01664 563 288 Fax: 01664 563 360
E-Mail: info@hssparchitects.co.uk Web: www.hssparchitects.co.uk

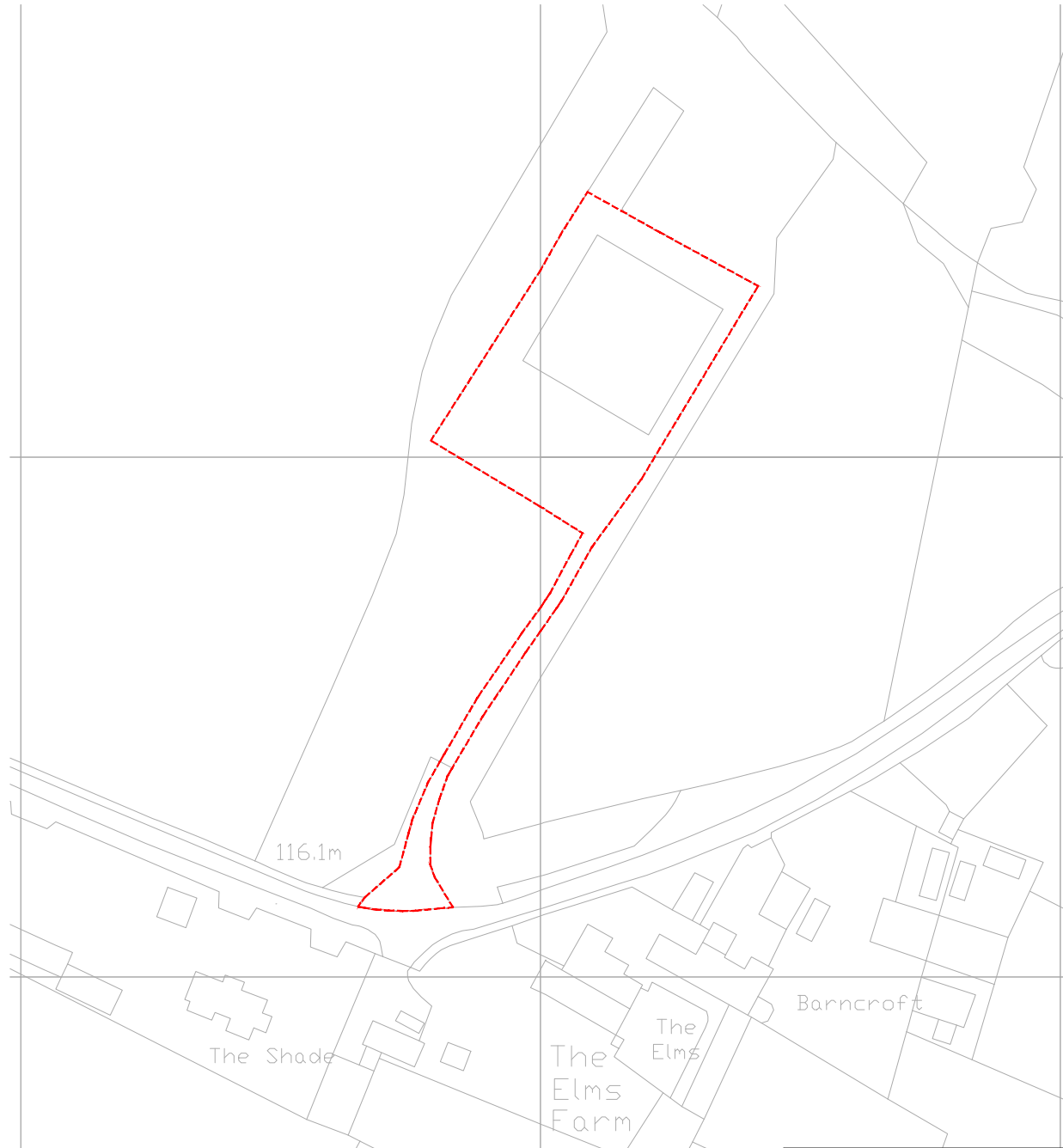
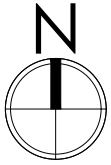
Project:
Barn conversion at The Elms Farm,
Dadlington Lane, Stapleton,
Leicestershire, LE9 8JL.

Title:
Proposed site plan

Scale: 1:200	Drawn: MG	Checked: JC	Date: Aug '21
Drawing No: 8462-03-02	Revision: B		

HSSP A1





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Revision Notes.

Drawing Status.

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Project.
Barn conversion at The Elms Farm,
Dadlington Lane, Stapleton,
Leicestershire. LE9 8JL
-

Title.
Location plan

Scale. 1:1250	Drawn. MG	Checked. JCB	Date. Aug '21
Drawing No. 8462-01-01			Revision. -

HSSP A4

LEICESTERSHIRE BUILDING CONTROL PARTNERSHIP

Working on behalf of six Leicestershire Councils including Hinckley & Bosworth Borough Council

FULL PLANS COMPLETION CERTIFICATE

The Building Act 1984
The Building Regulations 2010

1 Details of work
Description: Barn conversion to form two new dwellings

2 Location of building to which work relates
Plot No: Plot 1
Address: Great Meadow Barn,
Dadlington Lane, Stapleton,
Leicester

3 Deposit of particulars
Full Plans were deposited under the Building Regulations made under Section 1(3) of the Building Act 1984 on: 6 January 2023

4 Completion date
Date of completion inspection: 27 February 2025

5 Compliance with the Building Regulations
This certificate, which is given in accordance with Regulation 17, shall be considered as evidence (but not conclusive evidence) that, insofar as the authority has been able to ascertain, the works described in the certificate are in compliance with the requirements of the Building Regulations

6 Authority
This certificate has been authorised by:
Jamie Stevenson
Jamie Stevenson BSc (Hons)
Building Inspector
Date: 3 March 2025

Note this certificate relates only to the work described in 1 above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion, for example to the existing building not affected by

extension work or the work of repair or the replacement of fittings, etc.

LEICESTERSHIRE BUILDING CONTROL PARTNERSHIP

Working on behalf of six Leicestershire Councils including Hinckley & Bosworth Borough Council

FULL PLANS COMPLETION CERTIFICATE

The Building Act 1984
The Building Regulations 2010

1

Details of work

Description: Barn conversion to form two new dwellings

2

Location of building to which work relates

Plot No: Plot 2

Address: Sutton View, Dadlington Lane, Stapleton, Leicester

3

Deposit of particulars

Full Plans were deposited under the Building Regulations made under Section 1(3) of the Building Act 1984 on: 6 January 2023

4

Completion date

Date of completion inspection:

27 February 2025

5

Compliance with the Building Regulations

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Authority

This certificate has been authorised by:

Jamie Stevenson

Jamie Stevenson BSc (Hons)

Building Inspector

Date: 3 March 2025

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