

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 Section 192

Town and Country Planning (Development Management Procedure)
(England) Order 2015

CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT

Name and Address of Applicant

Freeman
123 Coventry Road
Burbage
Leicestershire
LE10 2HN

Name and Address of Agent (if any)

Mr Andrew Adshead
Planapp
Vision House
119 Factory Road
Hinckley
LE10 0DP

Part I - Particulars of Application

Date of Application	Application No.
15 July 2026	26/00644/CLP

First Schedule

Description of Development

Certificate of Proposed Lawful Development for a proposed single storey rear extension

Second Schedule

123 Coventry Road Burbage Hinckley Leicestershire LE10 2HN

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 15 July 2026 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason: -

The proposal would comply with the relevant provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, a Certificate for the Proposed Lawful Development can be granted. The application has been determined with consideration to the following documents submitted on 15 July 2026:

- Application Form
- Existing and Proposed Floor Plans 525-002
- Proposed Rear Elevation 525-003
- Planning Statement
- Site Location Plan



Christopher Brown MRTPI
Assistant Director Planning & Regeneration

Date : 09 September 2026

NOTES

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date and, therefore, would not be liable to enforcement action under Part 7 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is/are materially different from that/those described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use or operation are begun, in any of the matters relevant to determining such lawfulness.

CLUPNOTES (23/04/15)