



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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	119
Suffix	
Property Name	Peckleton Rise
Address Line 1	Charnwood Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Barwell
Postcode	LE9 8FL

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

Easting (x)	444953	Northing (y)	297661
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Description	
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Applicant Details

Name/Company

Title

Miss

First name

Rebecca

Surname

Morson

Company Name

Address

Address line 1

119 Charnwood Road

Address line 2

Barwell

Address line 3

Town/City

Leicester

County

Leicestershire

Country

United Kingdom

Postcode

LE9 8FL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The site is a lawful residential dwelling with an associated domestic use garden. The land has been continuously used for residential purposes. The existing use of the land is therefore lawful.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Ancillary home-based dog grooming buisness

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed use comprises a small-scale, appointment-only dog grooming business operated from within the residential curtilage of the dwellinghouse. The primary use of the property will remain as a single private dwelling (Use Class C3), with the business use being ancillary and subordinate to the residential use. The proposal will not result in a material change of use of the land or buildings. The activity will be limited in scale and hours, will not involve walk-in trade, and will not materially alter the character of the property or the surrounding residential area. On this basis, the proposed use is considered lawful and does not require planning permission. The business will be operated by the applicant with the assistance of one part time employee.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Informal written advice was provided by a Technical Planning Assistant at HBBC in response to an enquiry regarding the proposed home based dog grooming use. The advice confirmed that an application for a Certificate of Lawfulness (proposed use) should be submitted via the planning portal.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Rebecca Morson

Date

10/02/2026