

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

Name and Address of Applicant

Mr George Burton
GB A&E Ltd
The Old Forge
Main Street
Thurlaston
Rugby
Warwickshire
CV23 9JS

Name and Address of Agent (if any)

Mr George Burton
GB A&E Ltd
The Old Forge
Main Street
Thurlaston
Rugby
CV23 9JS

Part I - Particulars of Application

Date of Application

14 July 2025

Application No.

25/00687/CLP

Particulars and location of development:

Certificate of proposed lawful development of an ancillary domestic outbuilding in the garden

Brooklands Lutterworth Road Burbage Hinckley Leicestershire

Part II - Particulars of decision

In pursuance of its powers under Section 192 of the Town and Country Planning Act 1990 as substituted by Section 10 of the Planning and Compensation Act 1991, Hinckley and Bosworth Borough Council hereby refuses to issue a Certificate of Lawful Proposed Use in respect of the use referred to in Part I above for the following reason(s):-

1. Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) relates to permitted development within the domestic curtilage of a dwellinghouse. The proposed outbuilding is not considered to be incidental to the enjoyment of the residential dwellinghouse as a result of the size and nature of the spaces and uses proposed. The proposed detached outbuilding as shown on the Block Plan Drg 4890/CLU/02 received by the local planning authority on 8 August 2025 therefore fails to qualify for assessment of permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning) General Permitted Development (England) Order 2015 (as amended).

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 3 October 2025