

# 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

Stella Bridle  
The Byre  
Ashby Road  
Stapleton  
Leicestershire  
LE9 8JF

### Name and Address of Agent (if any)

Mr Lee Ward  
Hayward Architects  
Ground Floor  
19 Station Road  
Hinckley  
LE10 1AW

## Part I - Particulars of Application

---

### Date of Application

12 April 2024

### Application No.

24/00354/CLP

---

### First Schedule

#### Description of Development

Single storey rear extension and new gate

### Second Schedule

**28 Main Street Market Bosworth Nuneaton Leicestershire CV13 0JW**

---

## Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 12 April 2024 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:-

1. The proposal is considered to be permitted development under the relevant criteria of Schedule 2 Part 1, Class A and Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order (as amended). The proposal complies with the relevant parts and satisfies the conditions.

The application has been determined with consideration to the following submitted documents:

- Site Location Plan, Drawing Number 05 (submitted on 12/04/2024).
- Proposed Plan and Elevation, Drawing Number 06 (submitted on 07/06/2024).
- Emails on the proposed materials and height of the gate (submitted on 23/05/2024).



**Christopher Brown MRTPI**  
**Head of Planning**

Date : 11 June 2024



### 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)