

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Certificate of Lawful Existing Use

Name and Address of Applicant

Mr David Lock
The Oaks
Sapcote Road
Burbage
Hinckley
Leicestershire
LE10 2AT

Name and Address of Agent (if any)

Mr Maddox Swift
Hayward Architects
19 Station Road
Hinckley
LE10 1AW

Part I - Particulars of Application

Date of Application	Application No.
12 March 2026	26/00231/CLE

Particulars and location of development:

Certificate of existing lawful development relating to the use of an outbuilding as ancillary accommodation such as a garden room, gym and recreational space

The Oaks Sapcote Road Burbage Hinckley Leicestershire

Part II - Particulars of decision

In pursuance of its powers under Section 191 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 issues a Certificate of Lawful Existing Use in respect of the development and use referred to in Part I above for the following reason(s):-

1. The outbuilding does not function as an independent planning unit and is permitted development under the relevant provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the development is considered to be lawful and immune from enforcement action.

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

- Planning Statement
 - Photo
 - Proposed Site Plan, Drg No. 26/06 05
 - Block, Site Location Plan, Drg No. 26/06 04
- All received 12/03/26.



Christopher Brown MRTPI
Head of Planning

Date : 7 May 2026