

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 USE

Name and Address of Applicant

Mr L Rama
250 Markfield Road
Groby
Groby
Leicestershire
LE6 0FS

Name and Address of Agent (if any)

Mr Samuel Cobham
SJC Architecture
326
Loughborough Road
West Bridgford
Nottingham
NG2 7FD

Part I - Particulars of Application

Date of Application

22 May 2026

Application No.

26/00472/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for the erection of a detached timber-clad outbuilding in the rear garden

Second Schedule

250 Markfield Road Groby Leicester Leicestershire LE6 0FS

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 22 May 2026 the use 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 proposed development constitutes permitted development by virtue of the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This application has been determined with consideration to the following documents submitted on 9 July 2026:

- Application Form (submitted: 22.05.2026)
- Planning Statement (submitted: 22.05.2026)
- Proposed Plans (SC/OB/14/05/26/02A) (submitted: 09.07.2026)
- Site Block & Location Plan (SC/OB/14/05/26/0A) (submitted: 09.07.2026)



Christopher Brown MRTPI
Assistant Director of Planning and
Regeneration

Date : 14 July 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. 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.