

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 Stephen Lawrance
23 Cedar Road
Earl Shilton
Leicestershire
LE9 7HE

Name and Address of Agent (if any)

Mrs Rachel Arscott
R M James
32 Alexandra Street
Narborough
Leicestershire
LE19 2DD

Part I - Particulars of Application

Date of Application

2 April 2025

Application No.

25/00353/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for a loft conversion with dormer

Second Schedule

23 Cedar Road Earl Shilton Leicester Leicestershire LE9 7HE

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 2 April 2025 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red line 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:-

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

- Application Form
 - Existing Floor Plans and Elevations, Drg No. EX01
 - Proposed Floor Plans and Elevations, Drg No. PR01
 - Planning Statement
- All as received by the Local Planning Authority on the 2nd April 2025.

Notes to applicant

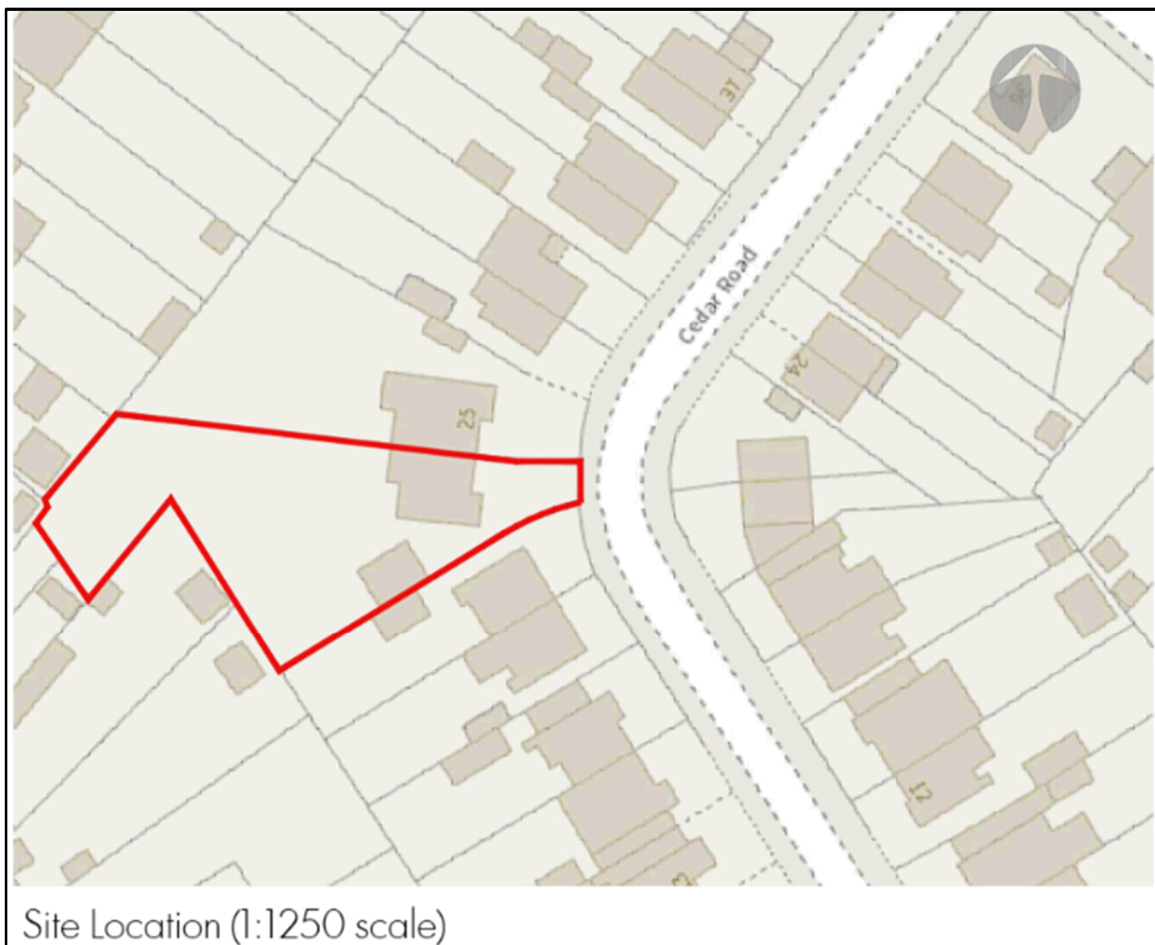
- The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.

- Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 21 May 2025



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.