

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

Mr Matthew Boulton
46 Twycross Road
Burbage
Leicestershire
LE10 2SG

Name and Address of Agent (if any)

Mr Peter Smith
pgsdesign
48 Forresters Road
Burbage
Hinckley
Leicestershire
LE10 2RX

Part I - Particulars of Application

Date of Application	Application No.
2 June 2026	26/00496/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for single storey rear extension.

Second Schedule

46 Twycross Road Burbage Hinckley Leicestershire LE10 2SG

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 2 June 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 proposal would comply with the relevant provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, a Certificate for the Proposed Lawful Development can be granted. The application has been determined with consideration to the following documents submitted on 02 June 2026:

- Application Form
- Elevations- Drw No.26.10.03
- Existing Floor Plan- Drw No.26.10.01
- Planning Statement
- Proposed Floor Plan- Drw No.26.10.02
- Site Location Plan



Date: 27 July 2026

Christopher Brown MRTPI
Assistant Director Planning & Regeneration

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.