



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

111

Suffix

Property Name

Address Line 1

Charnwood Road

Address Line 2

Address Line 3

Leicestershire

Town/city

Barwell

Postcode

LE9 8FL

Description of site location must be completed if postcode is not known:

Easting (x)

444921

Northing (y)

297674

Description

Applicant Details

Name/Company

Title

Mr

First name

Samuel

Surname

Eaton

Company Name

Address

Address line 1

111

Address line 2

Charnwood Road

Address line 3

Town/City

Barwell, Hinckley and Bosworth

County

Country

GB

Postcode

LE9 8FL

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- ☒ An existing use
☐ Existing building works
☐ An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

The application relates to the existing attached carport/lean-to structure situated to the side of my dwelling. The structure is already complete and is used as a carport/storage area and for the security of vehicles and personal belongings.

The structure is approximately 19 m² in area- 2.8m in height and is attached to the side of the existing dwelling. It has an existing roof and is open on two sides. The existing front gates are open-bar gates with privacy screen behind and do not form a solid enclosure.

Building Control have inspected the structure and confirmed that it is exempt from Building Regulations as a carport. Planning advice has also confirmed that the structure falls within permitted development rights.

No further building works are proposed as part of this application. The purpose of this application is to obtain a Certificate of Lawful Development confirming the lawfulness of the existing carport/structure for my records and to provide clarity when I come to sell the property.

The development has already been completed and the application therefore seeks confirmation of the existing lawful development rather than permission for proposed works.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

Where the use, building works or activity began **before 25 April 2024**

- ☐ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The change of use to use as a single dwelling house began more than four years before the date of this application.
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Where the use, building works or activity began **on or after 25 April 2024**

- ☐ The use, building works or activity began more than 10 years before the date of this application.
- ☒ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ☐ Yes
- ☒ No

Please state why a Lawful Development Certificate should be granted

I am applying for a Certificate of Lawful Development in respect of the existing car port situated to the side of my property.

The car port is an existing structure and I am seeking formal confirmation from the Local Planning Authority that its construction and continued use are lawful for planning purposes. The purpose of this application is not to seek retrospective planning permission, but to obtain formal documentary evidence confirming the lawful planning status of the existing development.

The car port is used for purposes incidental to the enjoyment of the dwellinghouse and is not used for any separate commercial or residential purpose. The development falls within the relevant permitted development provisions applicable to a dwellinghouse and, based on its size, position, height and intended use, does not require express planning permission.

I am therefore seeking a Certificate of Lawful Development to provide certainty and a clear record of the planning status of the existing car port. Obtaining the certificate would provide peace of mind that the development is lawful and would avoid uncertainty or potential queries regarding its planning status in the future.

In particular, I wish to obtain the certificate because I may sell the property in the future. Having a formal certificate from the Local Planning Authority confirming that the existing car port is lawful would provide prospective purchasers, their solicitors and any other interested parties with clear documentary evidence of its planning status. This should assist with any future conveyancing process and avoid unnecessary queries or uncertainty concerning the existing structure.

I respectfully request that the Local Planning Authority therefore grants a Certificate of Lawful Development confirming that the existing car port is lawful for planning purposes.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

30-12-2025

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ☐ Yes
☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- ☐ Yes
☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Lawful development: Existing use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Samuel Eaton

Date

20/09/2026