

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 Angus Richardson
40 Faray Drive
Hinckley
Leicestershire
LE10 0WZ

Name and Address of Agent (if any)

Mr Dane Calcunovitch
Freeform Design Ltd
16 Bulkington Lane
Nuneaton
CV11 4SA

Part I - Particulars of Application

Date of Application

14 November 2024

Application No.

24/01045/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for single storey rear extension to dwelling

Second Schedule

40 Faray Drive Hinckley Leicestershire LE10 0WZ

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 14 November 2024 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 A and Class C 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
- Site Location Plan, Drg No. 2448-01
- Site Plan, Drg No. 2448-02
- Existing and Proposed Floor Plans, Drg No. 2448-03
- Existing Elevations, Drg No. 2448-04
- Proposed Elevations, Drg No. 2448-06
- Building Regulations Plan 1 Groundworks and Structure, Drg No. 2448-07
- Building Regulations Plan 2 Ground Floor Layout Plan, Drg No. 2448-08
- Building Regulations Plan 3 Roof Structure Plan, Drg No. 2448-09
- Section 1, Drg No. 2448-10
- Planning Statement all as received by the Local Planning Authority on the 14th November 2024.

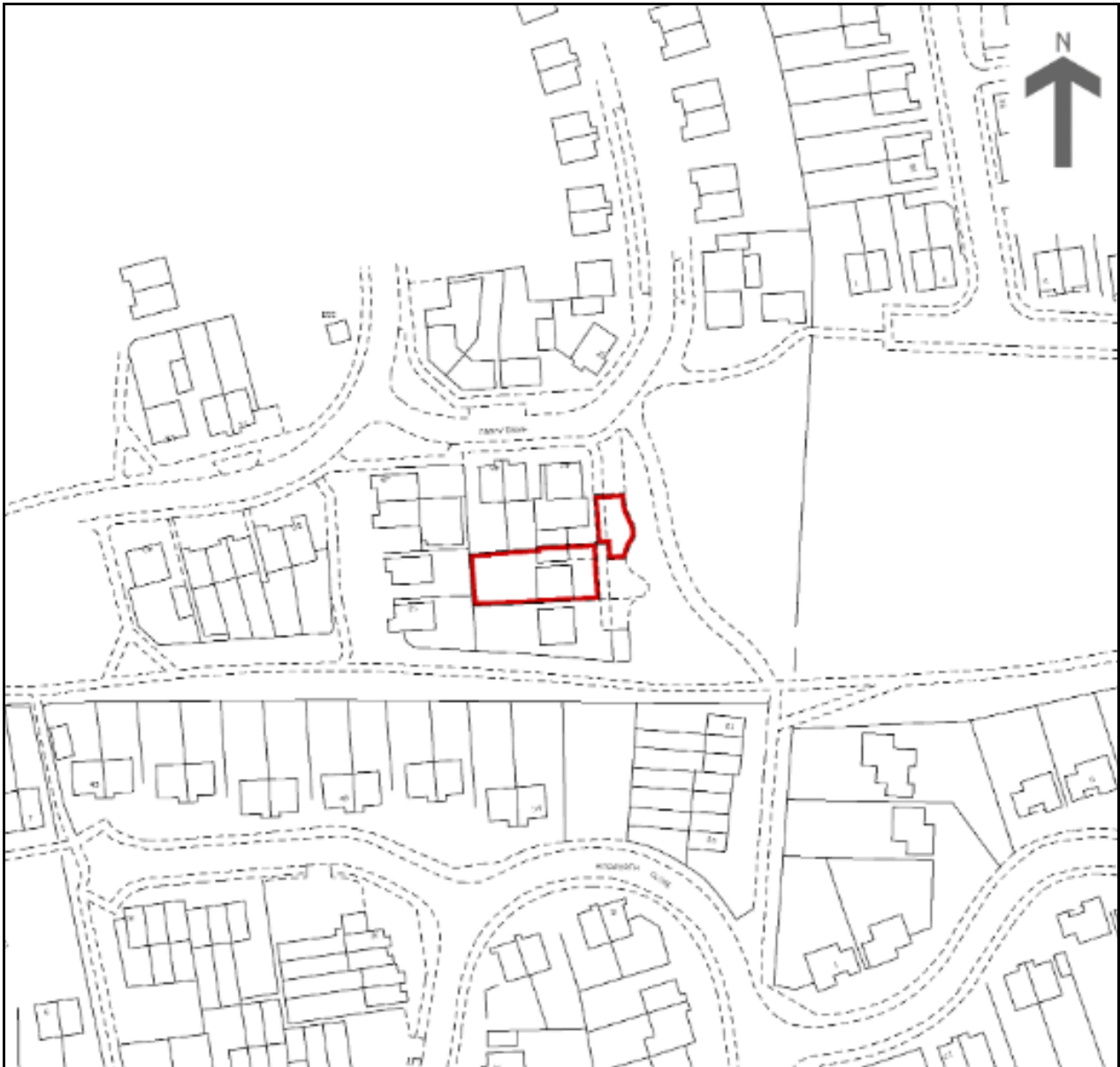
Notes to applicant

- 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.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 8 January 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.