



**Hinckley & Bosworth
Borough Council**

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Hinckley
Leics
LE10 0FR

Application for a Lawful Development Certificate for a Proposed Use or Development

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
448027	307623

Description

Applicant Details

Name/Company

Title

First name

Surname

Cooks Midlands Ltd

Company Name

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

c/o agent

Town/City

c/o agent

County

c/oagent

Country

c/o agent

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Louise

Surname

Winson

Company Name

Pegasus Group

Address

Address line 1

Pegasus Group

Address line 2

4 The Courtyard

Address line 3

Lockington

Town/City

Derby

County

Country

United Kingdom

Postcode

DE74 2SL

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The application is a Certificate of Lawfulness for a proposed use which would be lawful for planning purposes under Section 192 of the Town and Country Planning Act 1990. The agricultural building will change its use to a Class B8 (storage or distribution) in compliance with the conditions and limitations of the legislation specific to Class R of Schedule 2, Part 3 of the General Permitted Development Order (GDPO). The building will be used for Class B8 purposes at all at times 7 days a week.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The building is currently used for agricultural purposes.

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Please see attached Pegasus Group covering letter.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Please see attached Pegasus Group covering letter and accompanying plans.

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Agriculture

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B8 - Storage or distribution

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Please see accompanying Pegasus Group covering letter for a full explanation.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

24/07/2025

Details of the pre-application advice received

Following the submission of a Prior Notification Emma wrote to confirm the following following:

"Please note that as a prior approval application is not required in this case, we would not provide written confirmation as to whether the change of use can proceed under Class R. The only route would be via a Lawful Development Certificate."

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed 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

Pegasus Group

Date

08/04/2026