

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

Pets at Home Limited

Name and Address of Agent (if any)

Miss Heloise Whiteman
Savills (UK) Limited
33 Margaret Street
London
W1G 0JD
United Kingdom

Part I - Particulars of Application

Date of Application

24 November 2023

Application No.

23/01127/CLP

First Schedule

Description of Development

Lawful Development Certificate for use of premises (Unit 3), including additional floorspace at mezzanine level, as retail shop and pet care and treatment centre (Class E)

Second Schedule

Pets at Home Ltd 5 Hawley Road Hinckley Leicestershire LE10 0PR

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 24 November 2023 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red 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 used falls in line with the existing use class. The proposal does not constitute a material change of use and therefore a Certificate of Proposed Use under the Town and Country Planning (Use Classes) Order 1987 (as amended).

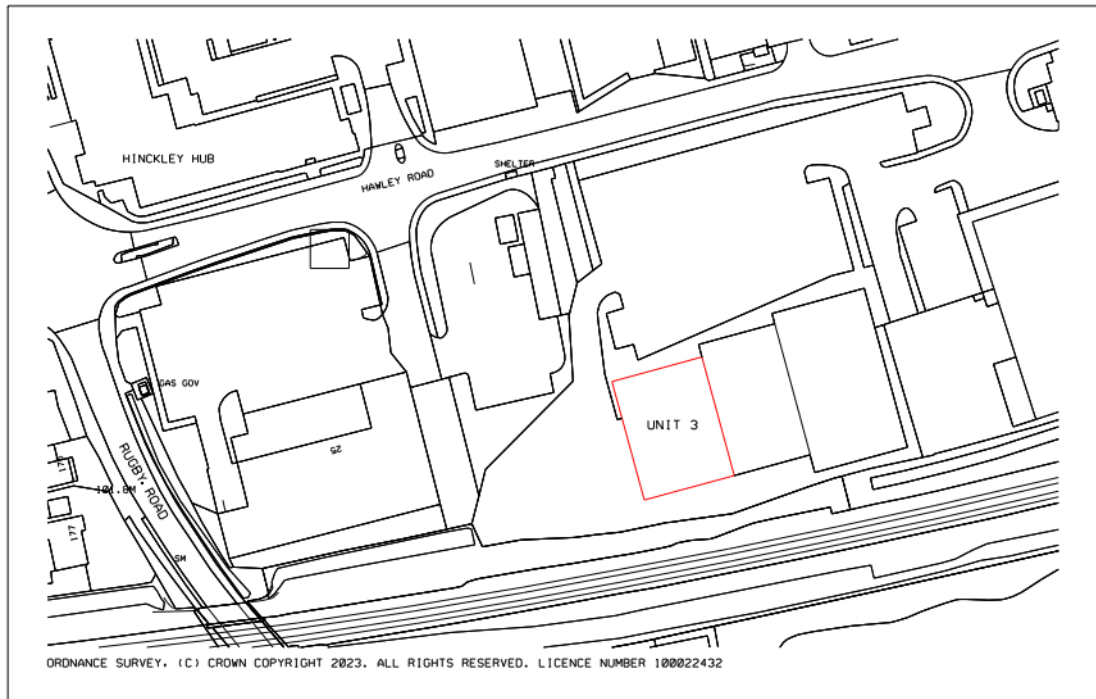
This application has been determined with consideration to the following submitted documents:

- Application Form
 - Covering letter
 - Site Location Plan Drawing Number 6815/32
 - Proposed Floor Plan Drawing Number 6815/31
- Received by the Local Planning Authority on 27.11.2023.



Christopher Brown MRTPI
Head of Planning

Date : 5 January 2024



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.