

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 & Mrs Tait
8 Wykin Lane
Stoke Golding
Nuneaton
Leicestershire
CV13 6HN

Name and Address of Agent (if any)

Mr Michael Robinson
MRC Planning
4 Clarendon Street
Bedford
MK41 7SJ

Part I - Particulars of Application

Date of Application

11 August 2025

Application No.

25/00764/CLP

First Schedule

Description of Development

Certificate of Lawful Use for the proposed provision of a mobile structure in the rear garden for additional ancillary one-bedroom residential accommodation.

Second Schedule

8 Wykin Lane Stoke Golding Nuneaton Leicestershire CV13 6HN



Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 11 August 2025 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 provision of a mobile structure for additional ancillary residential accommodation for one-person in the rear garden of, 8 Wykin Lane, Stoke Golding is considered to on balance represent lawful development. Therefore, a certificate for the Proposed Lawful Development is granted.

This conclusion is made on the basis of details provide by the Applicant, and as shown in the following documents received by the Local Planning Authority on 11 August 2025:

- Application Form
- Appendix 1 – Appeal Decision (Land at 28 Lodge Lane, Romford)
- Appendix 1A – Appeal Decision (7 Burnshall Cottages, Chillaton)
- Appendix 1B – Appeal Decision (4 Waterworks Cottage, Sawbridgeworth)
- Appendix 1C – Appeal Decision (Sandy Holt, Esher)
- Appendix 1D – Appeal Decision (27 Elmfield Avenue, Teddington)
- Appendix 1E – Appeal Decision (Howe Wood Farm, Bayford)
- Appendix 1F – Appeal Decision (Heathfield House, Tiptree)
- Appendix 1G – Appeal Decision (80 Buckingham Road, Bletchley)
- Appendix 1H – Appeal Decision (35 Mayfield Street, Stirling)
- Block Plan
- East Side Elevation, Drg No. P02
- Floor Plan – Dwg P5
- Forms of Caravan Support
- House of Commons Hansard Debate
- Method Statement for Lifting Structure
- North Elevation, Dwg P4
- Site Location Plan
- Statement of Evidence
- South Elevation, Dwg P01
- West Side Elevation, Dwg P3



Christopher Brown MRTPI
Head of Planning

Date : 20 October 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.

CLUPNOTES (23/04/15)