

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Certificate of Lawful Existing Use

Name and Address of Applicant

Mr Ricky Sangra
C/O Anjum Design Ltd

Name and Address of Agent (if any)

Anjum Design Ltd
Mr Anjum Mehmood
435 Stratford Road
Shirley
Solihull
B904AA

Part I - Particulars of Application

Date of Application	Application No.
9 June 2026	26/00528/CLE

Particulars and location of development:

Certificate of existing lawful development relating to the addition of a flat roof dormer and change of use to a 6 bedroom HMO (Class C4)

7 Queens Road, Hinckley

Part II - Particulars of decision

In pursuance of its powers under Section 191 of the Town and Country Planning Act 1990 as substituted by Section 10 of the Planning and Compensation Act 1991, Hinckley and Bosworth Borough Council hereby issues a Certificate of Lawful Existing Use in respect of the use referred to in Part I above for the following reason(s):-

The information included in the application for a Certificate of Lawful Existing Use has sufficient evidence to demonstrate that the development including both the rear flat roof dormer and the change of use from a residential dwelling (Class C3) to a small HMO (Class C4) are both lawful, permitted development, and in addition, that the change of use occurred prior to the introduction of the Article 4 direction. A Certificate of Lawful Existing Use may be granted.

The application has been determined in accordance with the following material:

- Location Plan PL01
- HMO license dated 6 December 2024
- As-built Floor Plans PL03
- As-built Elevations PL04
- Planning Statement



Christopher Brown MRTPI
Head of Planning

Date : 14 August 2026