

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

Tom Knapp
Brooklands Farm
Lutterworth Road
Burbage
Hinckley
Leicestershire
LE10 3AH

Name and Address of Agent (if any)

Maisie Odom
Hayward Architects
Ground Floor
19 Station Road
LE10 1AW

Part I - Particulars of Application

Date of Application	Application No.
21 January 2026	26/00060/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for the erection of an outbuilding to accommodate a home gym and bar area.

Second Schedule

Brooklands Farm Lutterworth Road Burbage Hinckley Leicestershire

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 21 January 2026 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 proposed development for an outbuilding to accommodate a home gym and bar area at Brooklands Farm, Lutterworth Road, Burbage would be considered to comply with the limitations of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would represent lawful development.

Therefore, a Certificate for the Proposed Lawful Development can be granted. This conclusion is made on the basis of details provide by the Applicant, and as shown on the following documents received by the Local Planning Authority on the 21 January 2026:

- Application Form
- Proposed Site Plan, Drg No. 25/125 02
- Proposed Outbuilding - Elevations Floor Plan, Drg No. 25/125 01
- Site Location Plan, Drg No. 25/125 00

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 18 March 2026

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)