

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

Keys Group Limited
C/O Agent - Emery Planning
Units 1-4 South Park Business Court
Hobson Street
Macclesfield
Cheshire
SK11 8BS

Name and Address of Agent (if any)

Ms Sarah Sands
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
SK11 8BS

Part I - Particulars of Application

Date of Application

28 February 2025

Application No.

25/00190/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for the change of use of the property to a residential home (Class C2) for up to 3 young people between the ages of 7 and 17 years.

Second Schedule

68 Leicester Road Hinckley Leicestershire LE10 1LT



Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 28 February 2025 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red line on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:-

Based on the facts of the case and the relevant planning law, the change of use of property at 68 Leicester Road, Hinckley to a residential home (Class C2) for up to 3 young people between the ages of 7 and 17 years does not represent a material change in the use of the application site and therefore the Lawful Development Certificate is granted for the proposed use in these site-specific circumstances.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 28 April 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)