



Hinckley & Bosworth
Borough Council

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	123
Suffix	
Property Name	
Address Line 1	Mill Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Earl Shilton
Postcode	LE9 7AY

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
447731	297887

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes

☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

I've always been aware since purchasing the house that there are no restrictions in me using a room in my home as an office but I can not sell things from my property and put up a company sign.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Residential -it's my home.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(g)(i) - Offices - Except where not suitable in a residential area

Is the proposed operation or use

☐ Permanent

☒ Temporary

If Temporary please give details

I wish to use my home office as a business office for three months after my CQC registration before I can move to commercial premises. I'm currently in the process of registering my business with the CQC. I haven't started selling my services yet.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The CQC have requested that I get permission from my mortgage lender to use my home office as a business office. I have contacted my mortgage lender and they have asked me to obtain a Certificate of Lawful use of my property from my local council and if my council agrees with the proposed use then they are also in agreement.

I think it should be granted because I'm only proposing to use my home as an office for the first three months of my business trading after CQC registration. After that the CQC expect me to move my company to commercial premises, so I just need permission for temporary use.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sipiwe Magoche

Date

28/05/2025