

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 Michael King
17 Peters Avenue
Newbold Verdon
Leicestershire
LE9 9PQ
United Kingdom

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application

22 April 2024

Application No.

24/00390/CLP

First Schedule

Description of Development

Lawful Development Certificate for the change of use of a detached garage to a bedroom

Second Schedule

17 Peters Avenue Newbold Verdon Leicester Leicestershire LE9 9PQ

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 22 April 2024 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, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:-

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the use does not constitute development under Section 55(1) of the Town and Country Planning Act (1990) and therefore a Certificate of Lawful Use as defined within Section 192 of the Act.

The application has been determined with consideration to the following submitted documents;

- Certificate of Lawful Proposed Development application form
- Existing Garage Floor Plan
- Proposed Garage Floor Plan
- Verification of application evidence
- Planning Statement
all as received by the Local Planning Authority on the 22nd April 2024.
- Site Location Plan
as received by the Local Planning Authority on the 30th July 2024.

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
- b) The application has been assessed on the basis that the annex is ancillary to 17 Peters Avenue, Newbold Verdon, Leicester, Leicestershire, LE9 9PQ. Any deviation from that may require planning permission.

Christopher Brown MRTPI
Head of Planning

This is a detailed map of a residential area in the City of Portland, Oregon. The map shows property lots, buildings, and streets. A red rectangle highlights a specific lot. The map includes labels for streets like 'PINE TREE CLOSE' and various lot numbers such as 184, 196, 20a, 20b, 21, 27, 41, 6, 7, 8, 164, and 181. The map also shows a river or stream flowing through the area.

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.