



**Hinckley & Bosworth  
Borough Council**

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01455 238141

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         | <input type="text" value="250"/>            |
| Suffix         | <input type="text"/>                        |
| Property Name  | <input type="text"/>                        |
| Address Line 1 | <input type="text" value="Markfield Road"/> |
| Address Line 2 | <input type="text" value="Groby"/>          |
| Address Line 3 | <input type="text" value="Leicestershire"/> |
| Town/city      | <input type="text" value="Groby"/>          |
| Postcode       | <input type="text" value="LE6 0FS"/>        |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northings (y)                       |
| <input type="text" value="451233"/> | <input type="text" value="308314"/> |
| Description                         | <input type="text"/>                |

**Applicant Details**

**Name/Company**

Title

Mr

First name

L

Surname

Rama

Company Name

**Address**

Address line 1

250 Markfield Road

Address line 2

Groby

Address line 3

Town/City

Groby

County

Leicestershire

Country

Postcode

LE6 0FS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

**Applicant Contact Details**

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## 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

Amenity space to existing dwelling

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

Drawings SC/OB/14/05/26/01 and SC/OB/14/05/26/02

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

C3 - Dwellinghouses

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent  
☐ Temporary

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

The proposed detached garden building at 250 Markfield Road, LE6 0FS satisfies the relevant criteria set out under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In summary:

The building is for purposes incidental to the enjoyment of the dwellinghouse  
It is located within the residential curtilage and behind the principal elevation  
The height and scale comply with Class E limitations  
It is single storey  
The proposal does not exceed site coverage limitations

The proposed development is therefore considered to constitute permitted development, and it is respectfully requested that Hinckley & Bosworth Borough Council issue a Lawful Development Certificate accordingly.

## 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

## 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

Samuel Cobham

Date

21/05/2026