

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 DEVELOPMENT

Name and Address of Applicant

Mr Florin Mititelu
29 Clarendon Road
Hinckley
LE10 0PJ

Name and Address of Agent (if any)

Dr Amir Nankali
AMA UK Consultancy LTD
Friars House
Manor House Drive
Coventry
CV1 2TE

Part I - Particulars of Application

Date of Application	Application No.
27 June 2025	25/00629/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for erection of single storey rear extension and rear dormer window

Second Schedule

39 Princess Road Hinckley Leicestershire LE10 1EA

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 27 June 2025 the proposed development 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 constitutes permitted development by virtue of the relevant provisions of Schedule 2, Part 1, Class A and Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This application has been determined having regard to the following documents and plans submitted with the application:

- Application form
- Block, Site Location Plan, Drg No. AMA-983-001
- Existing Floor Plans, Elevations, Drg No. AMA - 983 – 002
- Proposed Floor Plans, Elevations, Drg No. AMA - 983 - 003



Christopher Brown MRTPI
Head of Planning

Date : 26 August 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. 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)