

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 Liam Toland
C/o Kedd Limited
Regus, Edmund House
12-22 Newhall Street
Birmingham
B3 3AS

Name and Address of Agent (if any)

Mr Liam Toland
Kedd Limited
Regus, Edmund House
12-22 Newhall Street
Birmingham
B3 3AS

Part I - Particulars of Application

Date of Application

28 July 2025

Application No.

25/00733/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for change of use of a dwellinghouse (C3) to a children's care home (C2)

Second Schedule

6 Aldin Way Hinckley Leicestershire LE10 0GE



Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 28 July 2025 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red 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:-

- Based on the facts of the case and the relevant planning law, the change of use of the property at 6 Aldin Way, Hinckley to a residential home (Use Class C2) for up to 3 young people between the ages of 8 and 18 years does not represent a material change of use of the application site and therefore the Lawful Development Certificate should be granted for the proposed use in these site-specific circumstances.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 19 September 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)