

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 DEVELOPEMENT

Name and Address of Applicant

Katie And Raj Chinger
31 Twycross Road
Burbage
Leicester
LE10 2SF

Name and Address of Agent (if any)

Mr David Fawkner
David Fawkner Architectural Design Limited
73 Stonebury Avenue
Coventry
West Midlands
CV5 7NY

Part I - Particulars of Application

Date of Application	Application No.
18 September 2025	25/00919/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for a single storey rear extension

Second Schedule

31 Twycross Road Burbage Hinckley Leicestershire LE10 2SF

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify that on 18 September 2025 the 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: -

Based on the submitted details, the proposed extension would comply with the relevant provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the application is considered lawful, and a certificate for the Proposed Lawful Development is granted.

- Application Form (submitted: 07.10.2025)
- Existing Plans and Elevations (0525 02 001B) (submitted: 18.09.2025)
- Proposed Plans and Elevations (0525 02 002C) (submitted: 18.09.2025)



Christopher Brown MRTPI
Head of Planning

Date : 5 December 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 development 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 development 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)