

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Certificate of Lawful Existing Use/Development

Name and Address of Applicant

Mr Anthony Benney
Tack Rooms
Help Out Mill
Shackerstone Lane
Nuneaton
Leicestershire
CV13 0BT

Name and Address of Agent (if any)

N/A

Part I - Particulars of Application

Date of Application	Application No.
17 March 2025	25/00185/CLE

Particulars and location of development:

Certificate of existing lawful development to seek approval for additional development, alterations, and conversion of outbuildings to two additional dwellings, relating to planning permissions 04/01507/FUL and 04/01508/LBC

Tack Rooms, Help Out Mill, Shackerstone Lane, Nuneaton, CV13 0BT

Part II - Particulars of decision

In pursuance of its powers under Section 191 of the Town and Country Planning Act 1990 as substituted by Section 10 of the Planning and Compensation Act 1991, Hinckley and Bosworth Borough Council hereby issues a Certificate of Lawful Existing Use/Development in respect of the use referred to in Part I above for the following reason(s):-

1. The development and alterations, as well as the occupation of the additional dwellings, took place and have been inhabited for a continuous period of at least 10 years at the Tack Rooms, Help Out Mill, Shackerstone Lane, Nuneaton since the submission of this Certificate. As such, the development is considered to be immune, as set out in section 171B of the Town and Country Planning Act 1990.

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

- Site Location Plan (dated 17.03.25)
- Approved elevations, floor plans and sections 04/1896/07D and 04/1896/08B
- Approved window and door details 04/1896/09
- Email from HBBC Conservation Officer to Applicant (27/02/2025)



Christopher Brown MRTPI
Head of Planning

Date: 12 May 2025

