

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

Name and Address of Applicant
Mr Daniel Green
C/o Agent

Name and Address of Agent (if any)
Mr Sharif Uddin
Uddin Design
3 Monway Buildings
Holyhead Road
Wednesbury
West Midlands
WS10 7PY

Part I - Particulars of Application

Date of Application	Application No.
15 September 2025	25/00882/CLP

Particulars and location of development:

Certificate of proposed lawful development for the change of use from a dwelling house (C3) to HMO (C4)

3 Canning Street Hinckley Leicestershire LE10 0AQ

Part II - Particulars of decision

In pursuance of its powers under Section 192 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 refuses to issue a Certificate of Lawful Proposed Use in respect of the use referred to in Part I above for the following reason(s):-

1. The Applicant has failed to demonstrate that the proposed change of use from a dwellinghouse (C3) to HMO (C4) represents lawful development. The proposal fails to meet licensing requirements under the Housing Act 2004. In light of this, the development is not considered to be lawful and a Lawful Development Certificate is refused.

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

- Certificate of Lawful Proposed Use Application Form
- Existing Elevations and Floor Plans, Drg No. 25/104/P01
- Proposed Elevations and Floor Plans, Drg No. 25/104/P02

Date : 1 December 2025
Christopher Brown MRTPI
Head of Planning