

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 M. Kamola
65 Highfields Road
Hinckley
Leicestershire
LE10 1UT

Name and Address of Agent (if any)

Mr David Ives
AMLI Design
Kenvale House
241 Birstall Road
Birstall
LE4 4DJ

Part I - Particulars of Application

Date of Application

2 January 2024

Application No.

24/00002/CLP

First Schedule

Description of Development

Lawful Development Certificate for the conversion of garage into habitable accommodation

Second Schedule

65 Highfields Road Hinckley Leicestershire LE10 1UT

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 2 January 2024 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:-

1. The proposed use of the garage does not amount to a material change of use, the improvement does not materially affect the external appearance of the garage, and the garage falls within the curtilage of 65 Highfields Road. By virtue of the above the proposal complies with section 55 of the Town and Country Planning Act 2015 (as amended), Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

Site Location and Site Plan Drawing Number 65HR/20231/2 Proposed Floor Plans Drawing Number 65/HR/20232/2, submitted to the Local Planning Authority on 03 January 2024.

Notes to Applicant

- 1) The proposed use of the garage shall at all times remain incidental to 65 Highfields Road and no separate trade or business shall be carried out therefrom and the garage shall not be used as a separate unit of accommodation in order to safeguard residential character of the area and ensure compliance with section 55 of the Town and Country Planning Act 2015 (as amended), Town and Country Planning (Use Classes) (Amendment) (England) Regulations

2020 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 19 February 2024



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)