

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

Name and Address of Applicant

Mr Jagtar Gill
C/O Agent

Name and Address of Agent (if any)

Mr Sharif Uddin
Uddin Design
3 Monway Buildings
Holyhead Road
Wednesbury
WS10 7PY

Part I - Particulars of Application

Date of Application	Application No.
8 September 2025	25/00851/CLP

Particulars and location of development:

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

32 Mill Hill Road Hinckley Leicestershire LE10 0AX

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 provide sufficient factual information and evidence to allow the Local Planning Authority to confirm whether the proposed development is lawful. In light of this, the 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 Floor Plans, Elevations, Site Location Plan, Drg No. 25/112/P01
- Proposed Elevations, Floor Plans, Drg No. 25/112/P02

Date : 2 December 2025
Christopher Brown MRTPI
Head of Planning