

# 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 Taylor  
1 A Corner House  
Boyslade Road East  
Burbage  
Leicestershire  
LE10 2RQ

### Name and Address of Agent (if any)

Mr Mark Payne  
Architectural Vistadesigns Ltd  
118 Paddock Way  
Hinckley  
LE10 0BZ

## Part I - Particulars of Application

---

### Date of Application

7 October 2025

### Application No.

25/00973/CLP

---

### First Schedule

#### Description of Development

Certificate of proposed lawful development for the erection of an outbuilding

### Second Schedule

**Corner House 1A Boyslade Road East Burbage Hinckley Leicestershire**

---

## Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 7 October 2025 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the attached would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:-

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class E of 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:

- Application form for a Certificate of Lawful Proposed Development received by the Local Planning Authority on 07/10/2025.
- Proposed Site Plan Dwg No. AVD-911-BRB-PL01 Rev B received by the Local Planning Authority on 07/10/2025.
- Design and Access Statement received by the Local Planning Authority on 07/10/2025.

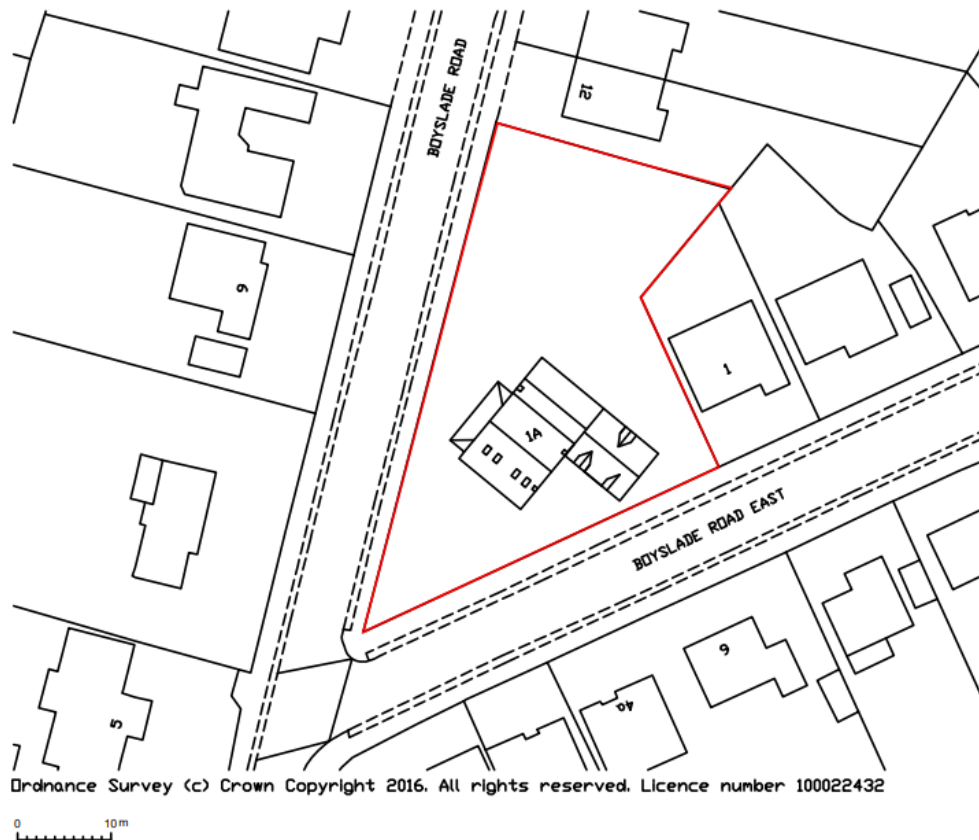


**Christopher Brown MRTPI**  
**Head of Planning**

Date : 2 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 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.



LOCATION PLAN - 1:1250