

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
West Midlands
WS10 7PY

Part I - Particulars of Application

Date of Application	Application No.
12 September 2025	25/00879/CLP

Particulars and location of development:

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

107 Station Road Earl Shilton Leicester Leicestershire LE9 7GE

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. Existing building operations involved in the construction of the building on the application site are unlawful. The existing building therefore does not benefit from permitted development rights under Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development is therefore 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
- Site Location Plan, Existing Floor Plans and Elevations, Drg No. 25/115/P01
- Proposed Floor Plans and Elevations, Drg No. 25/115/P02

Date : 2 December 2025
Christopher Brown MRTPI

Head of Planning