

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 Alan Wainde
17 York Road
Hinckley
Leicestershire
LE10 0RH

Name and Address of Agent (if any)

Mr William Ladbury
Ladbury Architectural Design
11 Sedgemere Road
Market Bosworth
Leicestershire
CV13 0AY

Part I - Particulars of Application

Date of Application	Application No.
6 October 2025	25/00974/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for a single storey rear extension and erection of an outbuilding

Second Schedule

17 York Road Hinckley Leicestershire LE10 0RH

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 6 October 2025 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:-

The proposed submission constitutes permitted development by virtue of the relevant provisions of Class A and Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This application has been determined having regard to the following documents and plans submitted with the application:

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|--|-------------------------|
| • Application form | (submitted: 06/10/2025) |
| • Planning Statement | (submitted: 06/10/2025) |
| • Existing Floor Plan & Existing Roof Plan Dwg no. 17YORK -PS-25-1 | (submitted: 06/10/2025) |
| • Existing Elevations Dwg no. 17YORK -PS-25-2 | (submitted: 06/10/2025) |
| • Proposed Floor & roof Plan Dwg no. 17YORK -PS-25-3 | (submitted: 06/10/2025) |
| • Proposed Elevations Dwg no. 17YORK -PS-25-4 Rev A | (submitted: 09/12/2025) |
| • Proposed Outbuilding Dwg no. 17YORK -PS-25-5 | (submitted: 06/10/2025) |
| • Proposed Site Block Plan Dwg no.17YORK -PS-25-6 | (submitted: 06/10/2025) |

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 19 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.

CLUPNOTES (23/04/15)