

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Certificate of Lawful Existing Use

Name and Address of Applicant

Mr Tom Garvie
22 Nuneaton Lane
Higham On The Hill
Leicestershire
CV13 6AD

Name and Address of Agent (if any)

Mr William Ladbury
Ladbury Architectural Design
6 Hereward Way
Nuneaton
CV10 0FA

Part I - Particulars of Application

Date of Application

27 May 2024

Application No.

24/00537/CLE

Particulars and location of development:

Lawful Development Certificate for the existing development of a single storey rear extension, a porch to front door and replacement of garage roof with a pitched roof

22 Nuneaton Lane Higham On The Hill Nuneaton Leicestershire CV13 6AD

Part II - Particulars of decision

In pursuance of its powers under Section 191 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 issues a Certificate of Lawful Existing Use in respect of the use referred to in Part I above for the following reason(s):-

The information included in the application for a Certificate of Lawful Existing Use has sufficient evidence to demonstrate that the extension/alterations at 22 Nuneaton Road, Higham on the Hill were substantially completed for a period of 4 years and substantial completion took place before 25 April 2024. On the balance of probabilities, the extension/alterations can be considered lawful and immune from Enforcement Action as set out in Section 171B of the Town and Country Planning Act 1990 and the transitional arrangements set out in Section 5 of The Planning Act 2008 (Commencement No.8) and Levelling-up and Regeneration Act 2023 (Commencement No.4 and Transitional Provisions) Regulations 2024, therefore a Certificate of Lawful Existing Use may be granted.

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

- Existing Floor Plans and Site Location Plan, Drg No. PS24-1
- Existing Elevations, Drg No. PS24-2
- Block ,Plan, Drg No. PS24-3
as received on the 28th May 2024.
- Proposed Structure Plan as approved by Building Control
- Elevations as approved by Building Control
- Roof Plan as approved by Building Control
as received on the 10th July 2024.
- Dated Photographs showing extension
as received on the 17th July 2024.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 22 July 2024

