

# Hinckley & Bosworth Borough Council

## Town and Country Planning Act 1990

### Certificate of Lawful Existing Use

**Name and Address of Applicant**

Mrs Sandra Gayton  
The Oaks  
Kirkby Lane  
Newbold Verdon  
Leicester  
Leicestershire  
LE9 9LN

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

Mr Jonathan Weekes  
Aitchison Raffety Ltd  
The Granary  
Spring Hill Office Park  
Harborough Road  
Pitsford  
NN6 9AA

**Part I - Particulars of Application**

| Date of Application | Application No. |
|---------------------|-----------------|
| 7 March 2025        | 25/00219/CLE    |

**Particulars and location of development:**

Certificate of existing lawful development for the use of agricultural land as residential garden and for the existing development and use of various outbuildings for residential use in association with The Oaks, Kirkby Lane, Newbold Verdon

**The Oaks, Kirkby Lane, Newbold Verdon, Leicestershire, LE9 9LN**

**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/Development in respect of the use referred to in Part I above for the following reason(s):-

1. The land and outbuildings have been used as residential garden and for associated domestic garden use serving The Oaks, Kirkby Lane, Newbold Verdon for a continuous period of over 10 years since the submission of this Certificate. As such, the development is considered to be immune, as set out in section 171B of the Town and Country Planning Act 1990.

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

- Site Location Plan
- Submitted evidence (Attachments 1 -10)  
All received 07/03/25.



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

Date : 02 May 2025

