

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 And Mrs Fenwick
22 Woodland Road
Hinckley
Leicestershire
LE10 1JG

Name and Address of Agent (if any)

Mr James Fleming
James Fleming Architectural
50 Leicester Road
Hinckley
Leicestershire
LE10 1LT

Part I - Particulars of Application

Date of Application

5 July 2023

Application No.

23/00664/CLP

First Schedule

Description of Development

Lawful Development Certificate for a single storey rear extension (following the demolition of existing conservatory)

Second Schedule

22 Woodland Road Hinckley Leicestershire LE10 1JG

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 5 July 2023 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 for the following reason:-

1. Recommendation

Issue certificate of lawful proposed development for single storey rear extension.

Reasons

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

Site location plan & block plan Drg No. 2023-14 120 Rev -
Proposed Floor plan and Elevation Drg No. 2024-14 110 Rev A
Illustrative Plan Drg No. 2023-14 111 Rev A
submitted to the Local Planning Authority on 05/07/2023.

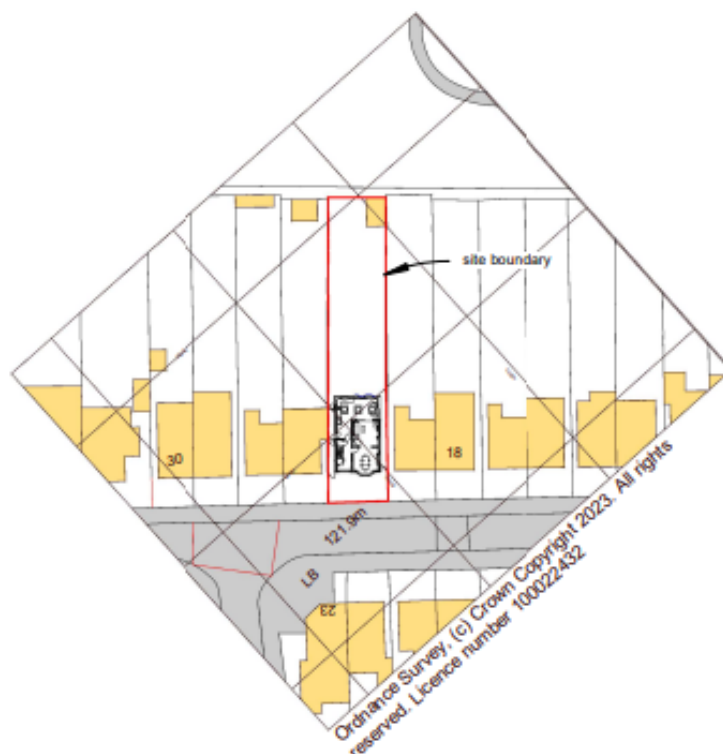
Notes to applicant

The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 6 September 2023



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)