

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

Sipiwe Magoche
123 Mill Lane
Earl Shilton
Leicester
Leicestershire
LE9 7AY

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	Application No.
6 January 2026	26/00022/CLP

First Schedule

Description of Development

Certificate of Proposed Lawful Development for the continued use of Bedroom 3 for commercial office use in association with a domiciliary care company (Use Class E(g)(i)) until 13 February 2027

Second Schedule

123 Mill Lane Earl Shilton Leicester Leicestershire LE9 7AY

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 6 January 2026 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 extension of time to the temporary change of use of Bedroom 3 within a Use Class C3 dwellinghouse at 123 Mill Lane, Earl Shilton to a Use Class E(g)(i) commercial office use associated with the Applicant's domiciliary care company until 13 February 2027 would not be considered to represent a significant material change to the use of the premises in its existing use in these site-specific circumstances. Therefore, the proposed change of use in these site-specific circumstances would not be considered to amount to development for which planning permission is required, and it is recommended that a Lawful Development Certificate for this specific use at 123 Mill Lane, Earl Shilton is granted.



Christopher Brown MRTPI
Head of Planning

Date : 11 March 2026

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)