

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 DEVELOPMENT

Name and Address of Applicant

Mr Forgham
26 Marina Drive
Groby
Leicester
Leicestershire
LE6 0DX

Name and Address of Agent (if any)

Mr Graham Polley
Rosenthal Architectural Services
9 Buckingham Road
Coalville
LE67 4PB

Part I - Particulars of Application

Date of Application	Application No.
20 June 2025	25/00602/CLP

First Schedule

Description of Development

Certificate of proposed lawful development for a single storey rear extension.

Second Schedule

26 Marina Drive Groby Leicester Leicestershire LE6 0DX

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 20 June 2025 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in black 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:-

Based on the submission the proposed development for a single storey rear extension would comply with the relevant 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 documents:

- Application form for a Certificate of Lawful Proposed Development
 - Site Location Plan, Page 7, Drg No. DESIGN 1A
 - Existing, Proposed Ground Floor Plan, Pages 1-6, Drg No. DESIGN 2A - 04.06.25 Existing, Proposed First Floor Plan Existing, Proposed Elevations
 - Planning Statement
- All received by the Local Planning Authority on 20 June 2025

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 8 August 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)