

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 Sarkaria
3 Shackleton Drive
Burbage
Hinckley
Leicestershire
LE10 2GA

Name and Address of Agent (if any)

Mr Neil Goodman
N Goodman Associates Ltd
262 Higham Lane
Nuneaton
Warwickshire
CV11 6AR

Part I - Particulars of Application

Date of Application

20 December 2023

Application No.

23/01230/CLP

First Schedule

Description of Development

Single storey rear extension

Second Schedule

3 Shackleton Drive Burbage Hinckley Leicestershire LE10 2GB

Part II - Particulars of decision

The Hinckley & Bosworth Borough Council hereby certify:

That on 20 December 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:-

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 348-001, Proposed Block Plan Drawing Number 348-002-2, Proposed Ground Floor Plan Drawing Number 348-004A, and Existing and Proposed Elevation Drawing Number 348-005B, submitted to the Local Planning Authority on 20/12/2023.

Notes to applicant

- 1) 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 : 2 February 2024



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)