

# Hinckley & Bosworth Borough Council

## Town and Country Planning Act 1990

### Certificate of Lawful Existing Use

#### Name and Address of Applicant

Gareth Hunt  
Greenleaves  
Pinwall Lane  
Pinwall  
Leicestershire  
CV9 3PE

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

Barnaby Robinson  
The Design Social  
134 Kirkby Road  
Barwell  
LE9 8FN

### Part I - Particulars of Application

| Date of Application | Application No. |
|---------------------|-----------------|
| 12 July 2024        | 24/00684/CLE    |

#### Particulars and location of development:

Lawful Development Certificate for the existing use of agricultural land as garden,

Greenleaves Pinwall Lane Pinwall Atherstone Leicestershire



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

Sufficient unambiguous evidence presented by the Applicant, combined with the evidence that the Local Planning Authority have in their possession, has shown that, on the balance of probabilities, the land edge in red on the site location attached to this certificate has been used as residential garden continuously for over 10, and is subsequently immune from any enforcement action.

#### NOTES TO APPLICANT :-

1. It should be noted by the applicant that the LPA are only granting consent for the use of the land within the amended red edged site plan and not for any structures they have placed on the land which may still need planning permission. The LPA advise the applicant to ensure they receive relevant planning permission prior to undertaking other development on this land in the future.



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

Date : 19 August 2024